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**Wai'ala'e Country Club**

Final Environmental Assessment  
(TMK 3-5-23:1)

OFFICE OF ENVIRONMENTAL  
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Prepared for:  
Wai'ala'e Country Club Golf Course

Prepared by:  
PBR HAWAII

July 2003

WAI'ALAE COUNTRY CLUB GOLF COURSE  
Final Environmental Assessment

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## 1.0 INTRODUCTION

This environmental assessment is prepared in accordance with Chapter 25, *Revised Ordinances of Honolulu* for a Special Management Area Use Permit and Chapter 343, *Hawai'i Revised Statutes* for a Shoreline Setback Variance for the proposed Wai'alaie Country Club Golf Course (WCCGC).

### 1.1 PROJECT SUMMARY

<b>Project Name:</b>	Wai'alaie Country Club Golf Course	
<b>Applicant:</b>	Wai'alaie Country Club	
<b>Landowner:</b>	Kamehameha Schools	
<b>Location:</b>	4997 Kāhala Avenue, Kāhala, O'ahu, Hawai'i	
<b>Tax Map Key:</b>	TMK: 3-5-23: 1	
<b>Existing Use:</b>	Golf course	
<b>Proposed Use:</b>	Golf course	
<b>Project Area:</b>	Portion of 145±-acre golf course	
<b>Land Use Designations:</b>	·State Land Use:	Urban
	·Sustainable Communities Plan:	Golf Course
	·Zoning:	P-2
<b>SMA:</b>	The subject property is in the SMA	
<b>Actions Requested:</b>	·SMA Use Permit (and compliance with Chapter 25, <i>Revised Ordinances of Honolulu</i> ) ·Shoreline Setback Variance (and compliance with Chapter 343, <i>Hawai'i Revised Statutes</i> ) ·Height Variance	
<b>Approving Agency:</b>	City and County of Honolulu, Department of Planning and Permitting	

### 1.2 LOCATION

The site of the project is at Kāhala, O'ahu, within the City and County of Honolulu East Honolulu District (Figure 1). The property is located inland from Maunalua Bay and makai of Wai'alaie Avenue/Kalaniana'ole Highway and is accessed from Kāhala Avenue.



LEGEND

Waialae Golf Course Boundaries

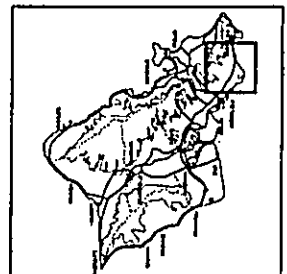


FIGURE 1  
Location Map  
WAIALAE COUNTRY CLUB GOLF COURSE

A scale bar at the bottom left indicates distances of 0, 1000, and 2000 FEET. To the right of the scale bar is a logo for 'PBR' (Professional Business Review) with the date 'May 2000' below it.

Source: USGS

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**1.3 LAND OWNERSHIP**

The applicant leases the property underlying the golf course. The landowner is the Kamehameha Schools. The proposed improvements are located on one parcel identified as TMK: 3-5-23: 1 and is approximately 144 acres (Figure 2).

**1.4 IDENTIFICATION OF THE APPLICANT**

**1.4.1 Wai'alaie Country Club**

During the early 1900's as Hawai'i was turning into a popular vacation spot for the more elite travelers of the world, several hotels were built to receive these thousands of visitors each year. It was during this time that several prominent business men in the islands "devised what they called the grand scheme that would make Hawai'i preeminent in the world of luxury resort travel." Their plans involved the building of a luxury ocean liner, a luxury hotel and a comparable golf course to entertain the guests.

Matson supplied the ocean liner, the *Malolo*. The Royal Hawaiian Hotel was built in Waikiki to house the elite visitors. Lastly, the Wai'alaie golf course was built in 1927, originally referred to as the Royal Hawaiian Hotel Course. The scheme worked for several years, attracting more visitors to Hawai'i. Then the Great Depression arrived and severely limited the island's yearly visitors.

In 1930, a group of regular golfers at the course created their own club and named it the Wai'alaie Country Club. As the attendance to the course waned during economic hard times, the owner of the course, Hawaiian Hotels, Ltd. felt compelled to sell their lease to the property. It was this move in 1942 that allowed the Wai'alaie Country Club to acquire the golf course.

The course went through economic ups and downs over the next twenty years, affected by several wars and the economic trends of the island. It stayed as a partial public course to help supplement income until 1965, when it became a truly private club. Since then the club has remained a first-class private golf club, known throughout the world for challenging play and beautiful vistas. It has been host to an annual event on the PGA Tour for the past 36 years, now known as the Sony Open.

**1.5 IDENTIFICATION OF APPROVING AGENCY**

The City and County of Honolulu Department of Planning and Permitting is the approving agency.

**1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED**

In the course of planning for this project, agencies (or agency documents), community individuals and organizations were consulted and/or provided information for the preparation of this environmental assessment.

**City and County of Honolulu Agencies**

Department of Planning and Permitting  
Honolulu Fire Department

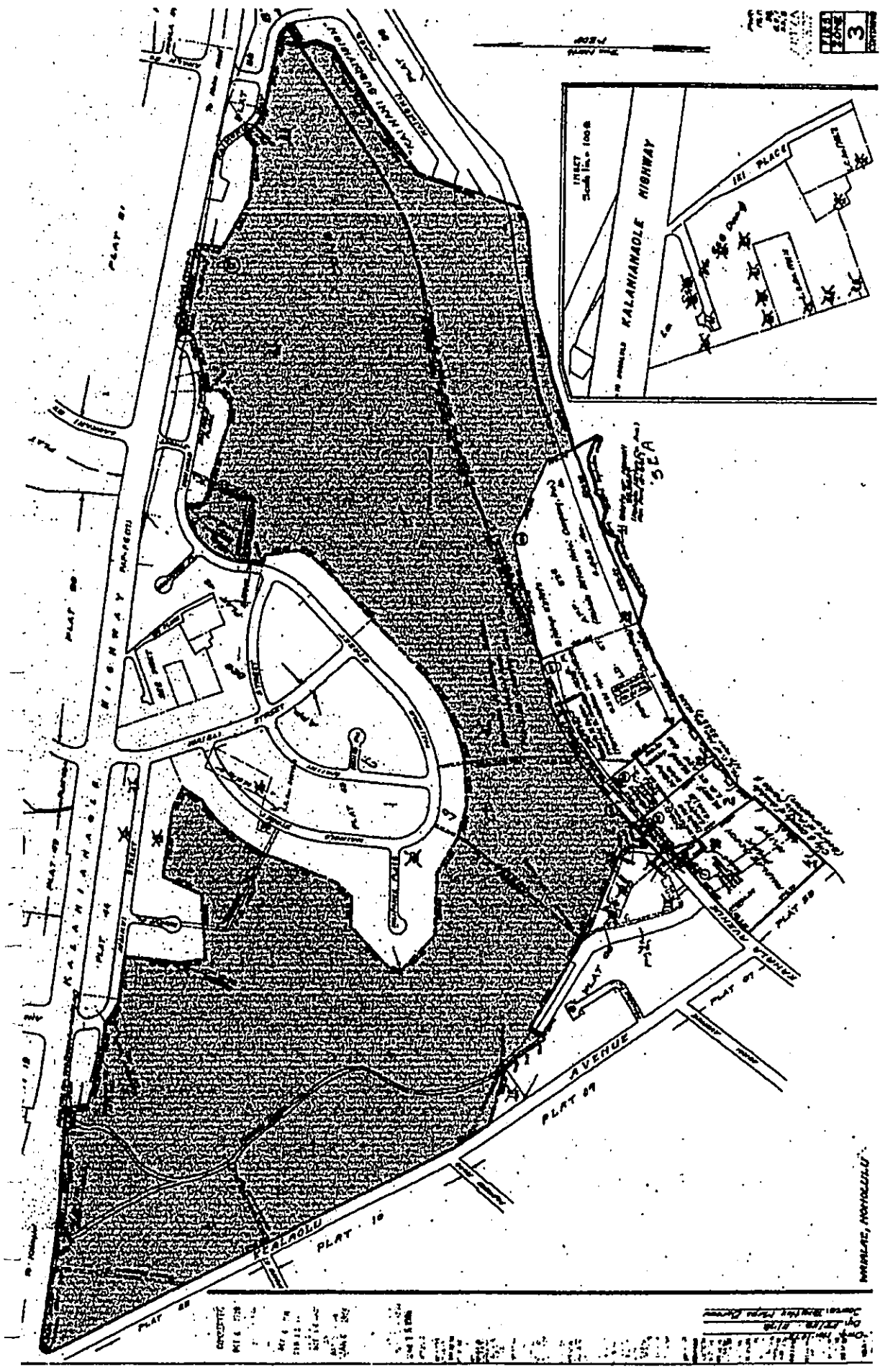
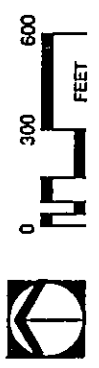


FIGURE 2  
 Tax Map Key/Land Ownership Map  
 WAIALAE COUNTRY CLUB GOLF COURSE

LEGEND  
 Waialae Golf Course

Source: Tax Map Key



May 2000





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Honolulu Police Department

**State of Hawai'i Agencies**

Department of Business, Economic Development and Tourism, State Office of Planning  
Department of Land and Natural Resources - Historic Preservation Division  
Land Use Commission  
Office of Environmental Quality Control

**Federal Agencies**

Federal Emergency Management Agency

**Community Individuals and Organizations Contacted**

Kamehameha Schools  
Occupant at 4631 Waipahe'e Place  
Occupant at 4639 Waipahe'e Place  
Occupant at 4645 Waipahe'e Place  
Occupant at 981 Waiholo Street  
Occupant at 987 Waiholo Street  
Occupant at 993 Waiholo Street  
Occupant at 997 Waiholo Street  
Occupant at 1001 Waiholo Street  
Occupant at 1013 Waiholo Street  
Occupant at 963 Keala'olu Avenue  
Occupant at 961 Keala'olu Avenue  
Occupant at 957 Keala'olu Avenue  
Occupant at 951 Keala'olu Avenue  
Occupant at 945 Keala'olu Avenue  
Occupant at 939 Keala'olu Avenue  
Occupant at 931 Keala'olu Avenue  
Occupant at 961 Keala'olu Place  
Occupant at 954 Keala'olu Place  
Occupant at 949 Keala'olu Place  
Occupant at 939 Keala'olu Place  
Occupant at 929 Keala'olu Place  
Occupant at 4956 Kāhala Avenue  
Occupant at 4954 Kāhala Avenue  
Occupant at 4952 Kāhala Avenue

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**Agencies, Organizations and Individuals Who Received Draft EA**

Kāhala Community Association  
Department of Business Economic Development and Tourism, Office of Planning  
U.S. Army Corp of Engineers  
Department of Land and Natural Resources, Land Division  
Department of Land and Natural Resources, State Historic Preservation Division  
Department of Health  
Wai'alaie-Kāhala Neighborhood Board No. 3  
Kuli'ou'ou/Kalani Iki Neighborhood Board No. 2  
Department of Planning and Permitting, Civil Engineering Branch  
Department of Planning and Permitting, Traffic Review Branch  
Waikīki-Kapahulu Library  
Office of Environmental Quality Control  
Sheriden Spangler

**Individuals Who Submitted Testimony**

Lester Leu (Wai'alaie Golf Course Community Association)  
Jim and Perseka Cannell  
John T. Goss & Company  
Ira Z. Helfer  
Morris and Judy Kunita  
Edward D. Sultan, Jr.  
Keaton Woods

**1.7 ENVIRONMENTAL ASSESSMENT PROCESSING BACKGROUND**

On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauahikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC,

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withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspensions of the taller netting.

In response to other concerns, the Waialae Country Club met with members of Waialae Golf Course Community Association on July 3, 2003 (Appendix E). The proposed paved maintenance path from the #3 hole and along fairway #9 is no longer being proposed. A gate added to the perimeter wall near hole #3 is also no longer proposed.

Unchanged from earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

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## 2.0 PROJECT DESCRIPTION

The description of the proposed improvements to the WCCGC, construction activities, and preliminary development timetable and approximate development costs are described in this section.

### 2.1 BACKGROUND INFORMATION

#### 2.1.1 Description of the Property

The property, owned by Kamehameha Schools, consists of one land parcel (TMK: 3-5-23: 1) (Figure 2) with a total area of approximately 145 acres. Access to the WCCGC is from Kāhala Avenue. The golf course is generally flat and ranges from sea level to just over 40 feet mean sea level (MSL) in elevation.

#### 2.1.2 Surrounding Land Uses

Existing land uses surrounding the site include hotel, multi-family residential, single-family residential, and the ocean.

### 2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES

The goal and objectives of the proposed actions are to improve operations at the golf course and to provide safer conditions for employees, golfers, visitors, and spectators. There have been two (2) documented cases of players being struck within the last 36 months. There have also been numerous incidents when balls have struck golf carts, maintenance equipment, delivery trucks or landed near golfers, visitors and spectators. During the Sony Open the problem is exacerbated at the far end of the range, as the professional players can easily reach the grounds maintenance area. Also the employee parking lot is located near the 18<sup>th</sup> green and there is grave concern as errant approach shots have caused numerous cases of damage to employee vehicles and landed near employees while in the lot. Wai'alaie Country Club retained the services of a driving range consultant, the Tanner Consulting Group to do an evaluation of the existing driving range. It is the opinion of Tanner Consulting Group that the existing driving range is inadequate from the standpoint of safety. The driving range consultant recommended that taller netting be installed to reduce risk of injury to golfers and others.

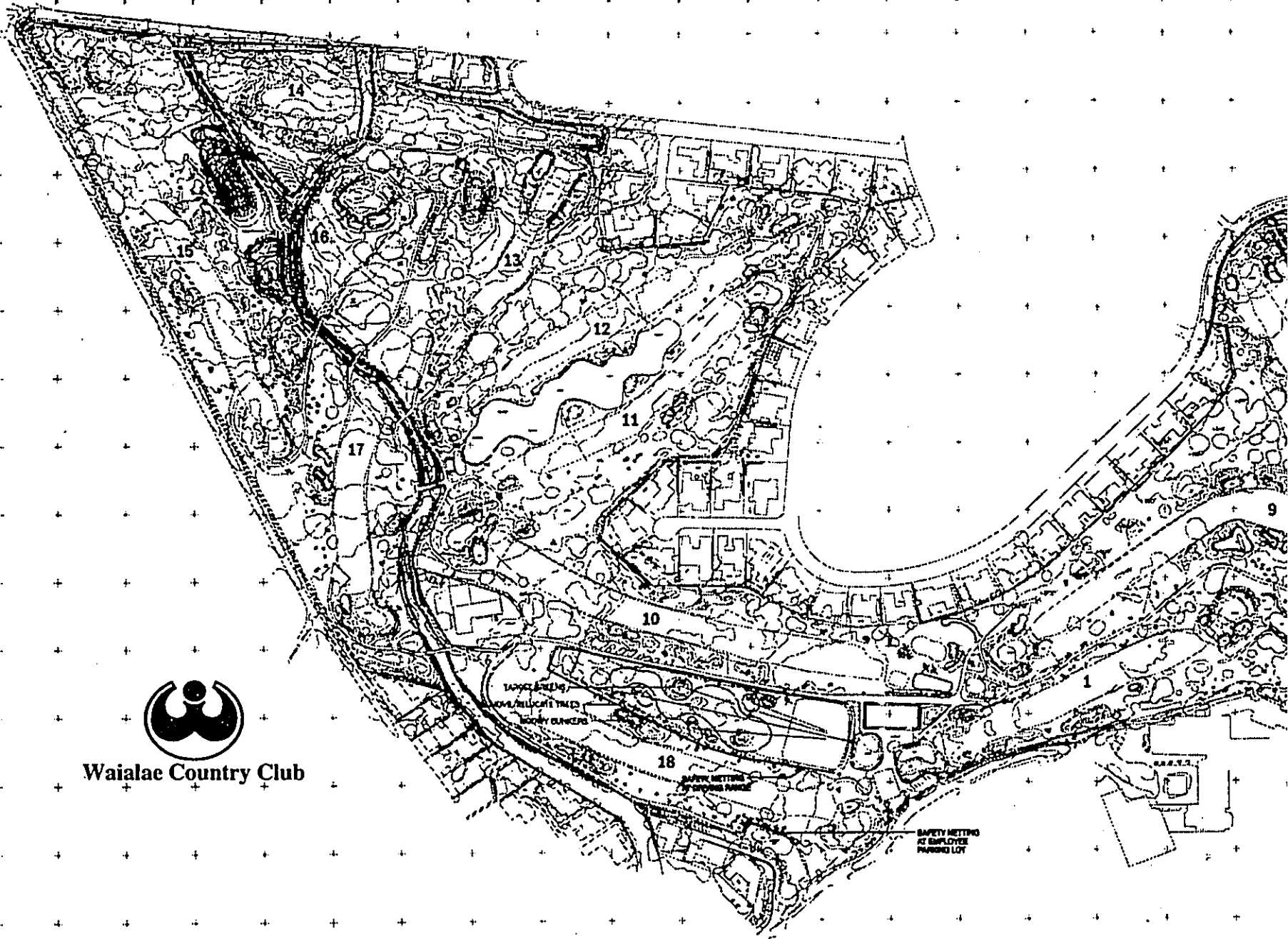
In addition, there is a worn grassed path makai of the 7<sup>th</sup> green and 8<sup>th</sup> fairway from cart use, which has the potential for erosion.

The proposed improvements are not intended to increase membership, nor will it likely to attract more interest in membership.

### 2.3 PROJECT COMPONENTS

The Wai'alaie Country Club is proposing the following renovations to areas proximate to holes #7, #8, #18, the driving range and the employee parking lot adjoining #18 (Figures 3A, 3B, 3C, 3D, 3G, 3H). At #7 and #8, a heavily traveled path used by carts and now on grass would be paved and connected to an existing bridge (Figure 3G). At the driving range, target greens would be added,

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Waialae Country Club

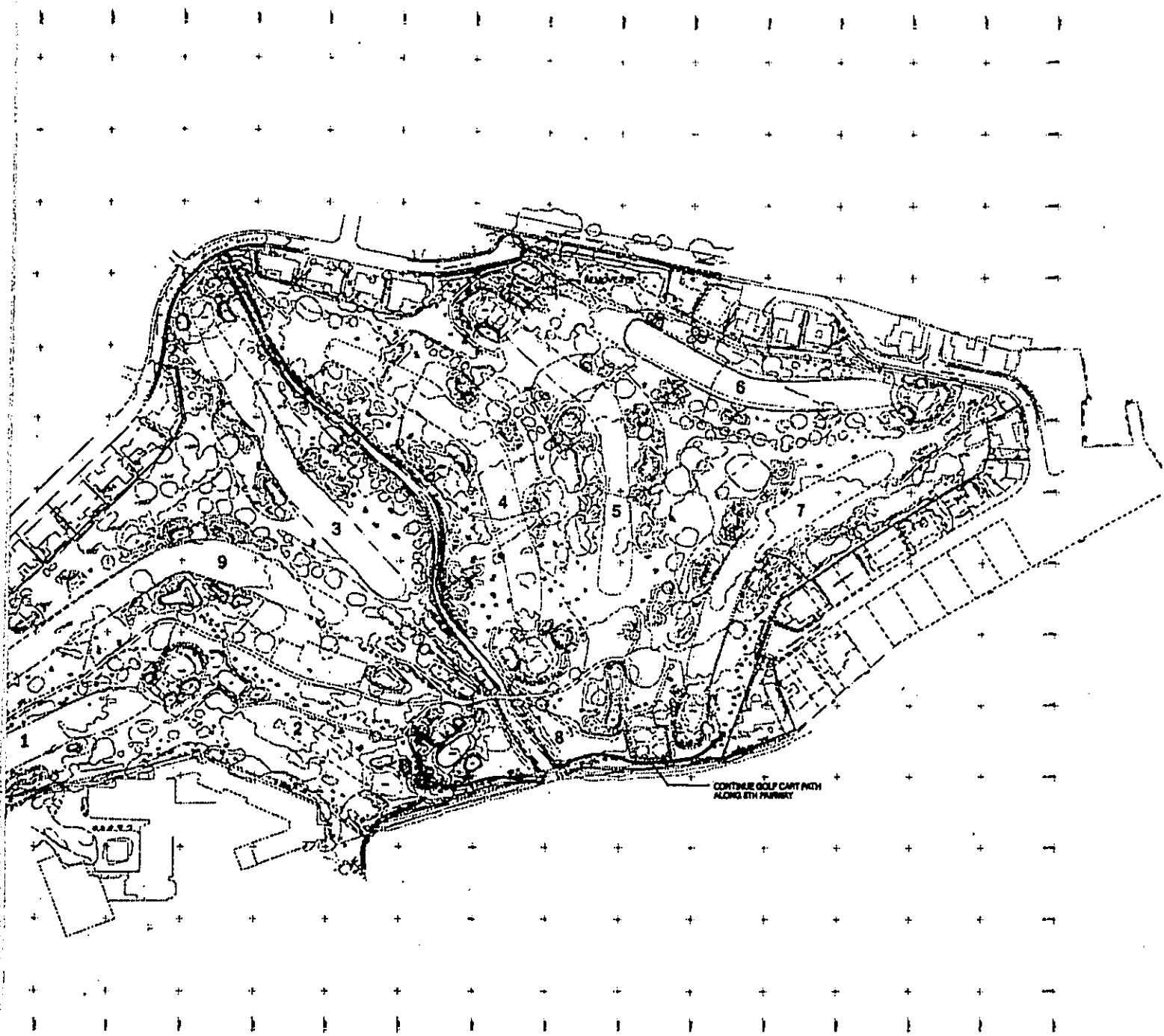


FIGURE 3A  
Proposed Improvements  
WAI'ALAE COUNTRY CLUB GOLF COURSE



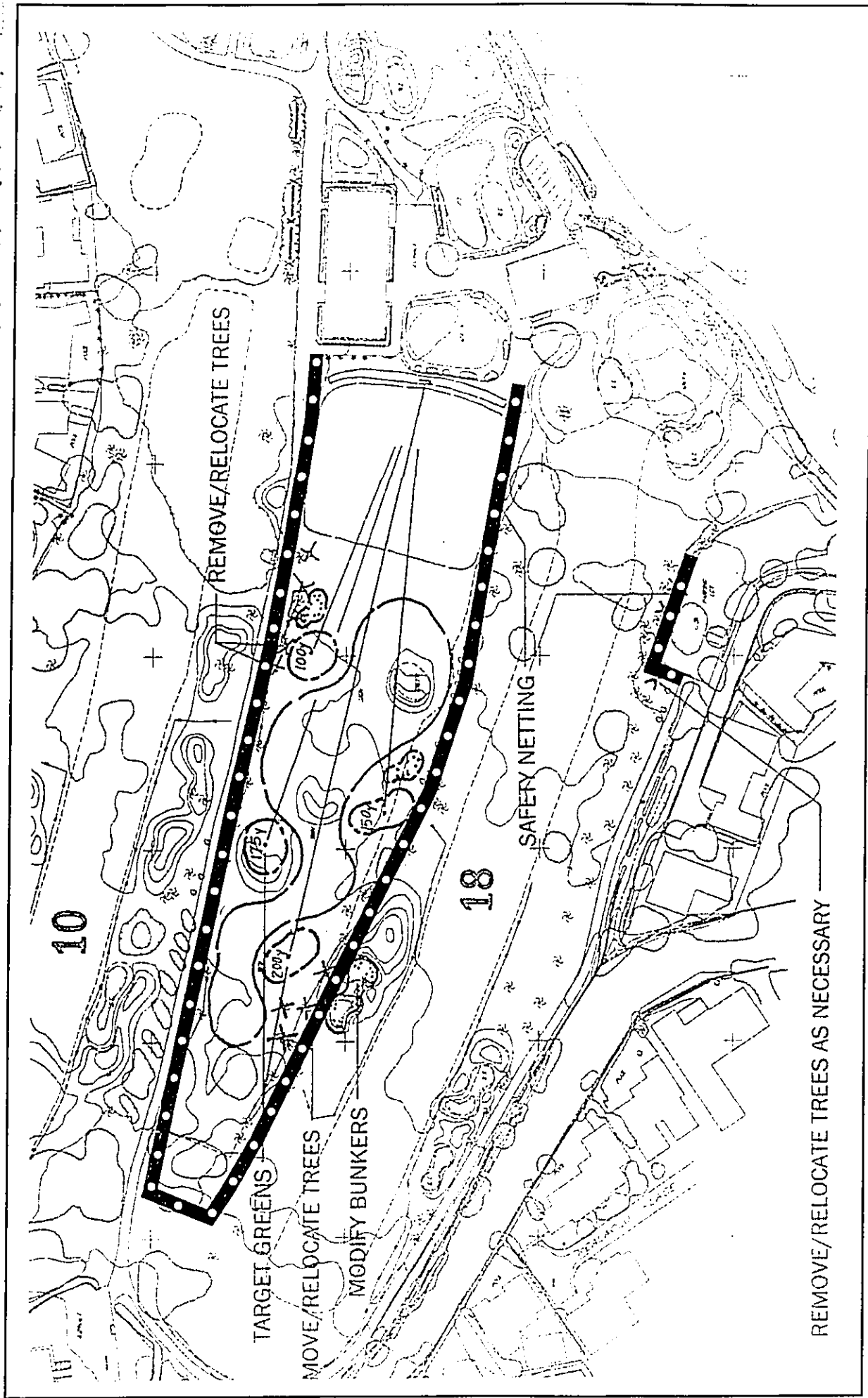


Figure 3B  
 Driving Range Site Plan  
 WAI'ALAE COUNTRY CLUB GOLF COURSE

**LEGEND**

New Coconut Trees

REMOVE/RELOCATE TREES AS NECESSARY

0 70 140  
 FEET

Source: Rick Smith Golf Designs

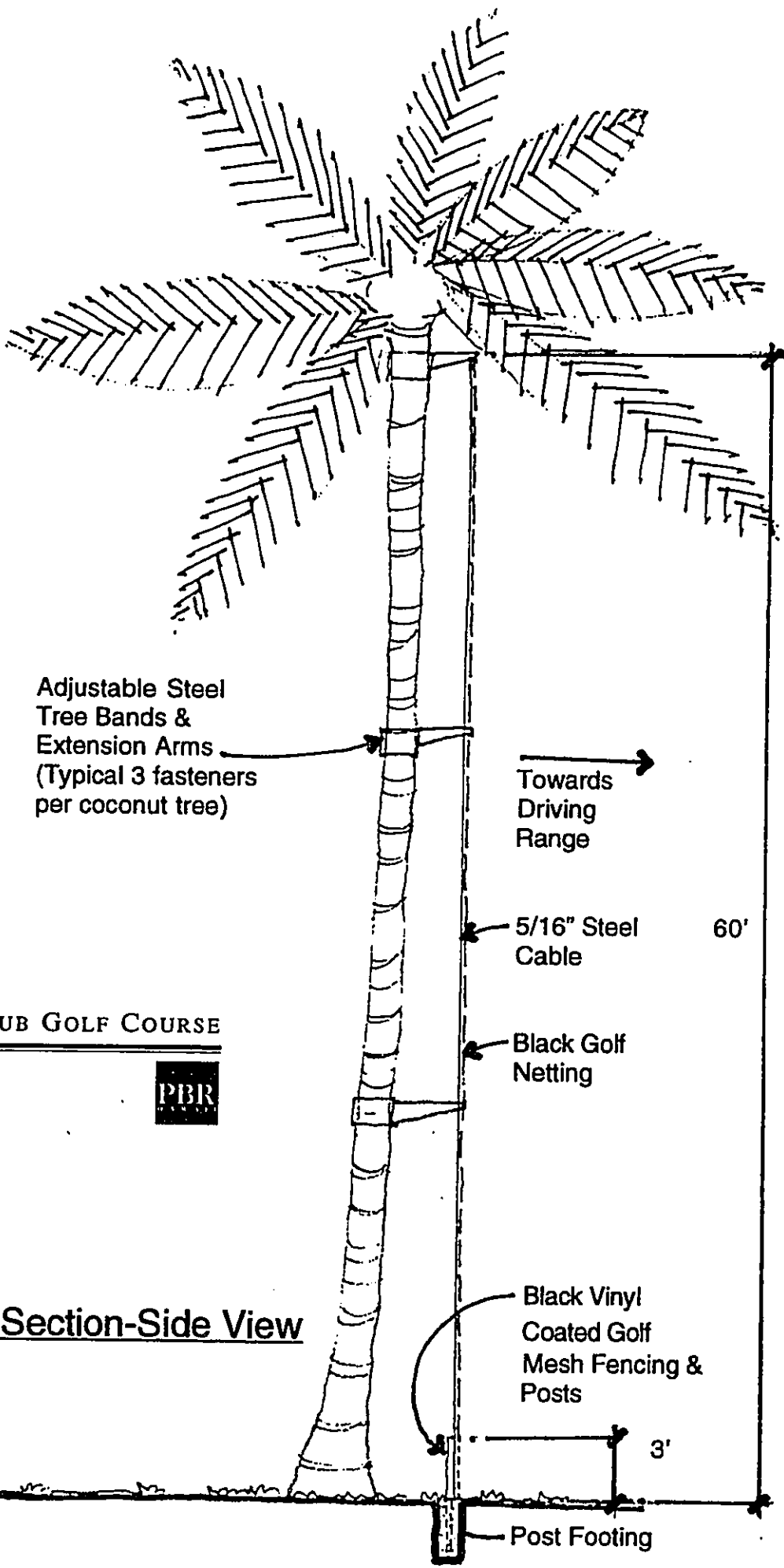


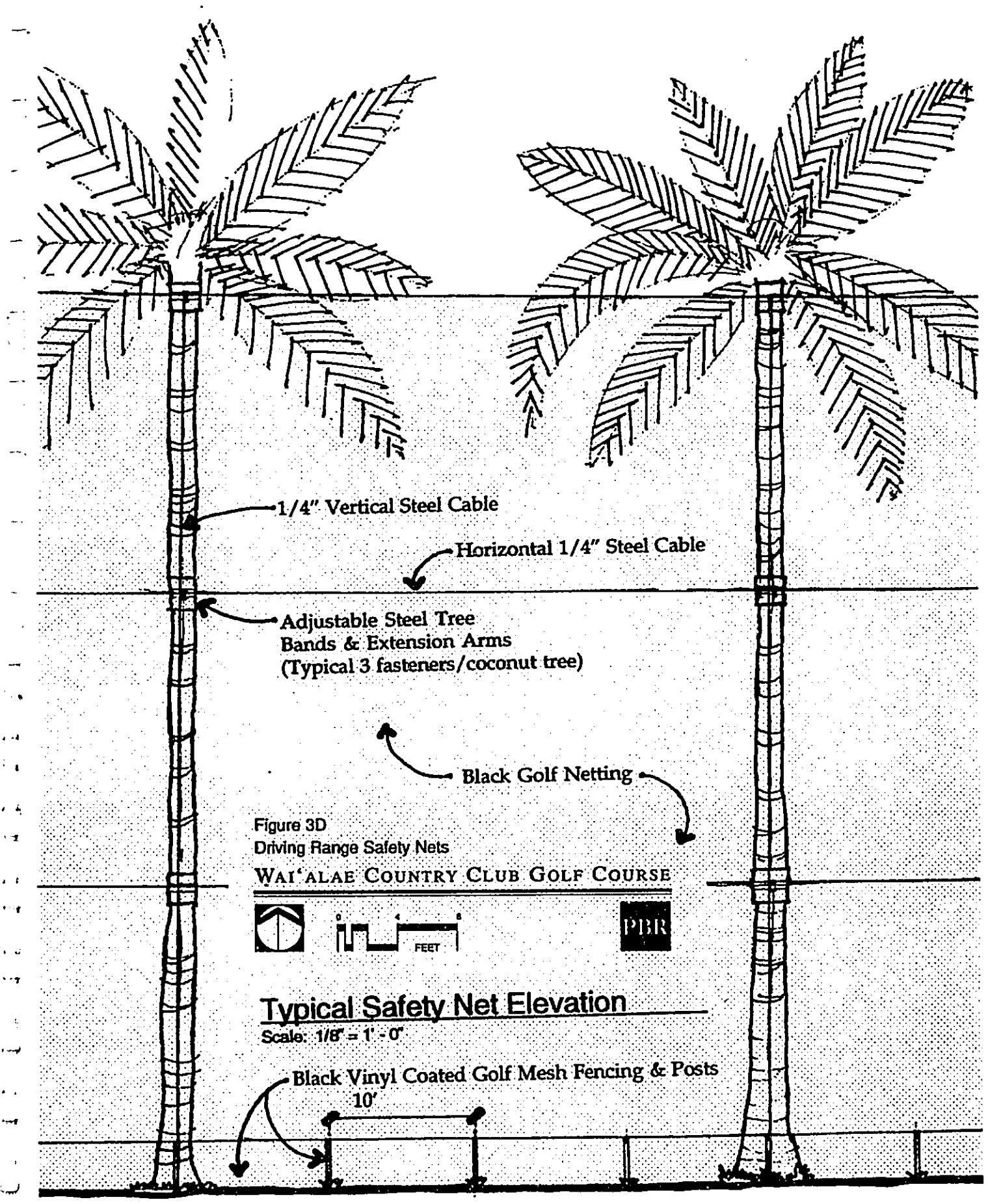
Figure 3C  
 Driving Range Safety Nets  
 WAI'ALAE COUNTRY CLUB GOLF COURSE



**Typical Safety Net Section-Side View**

Scale: 1/8" = 1' - 0"





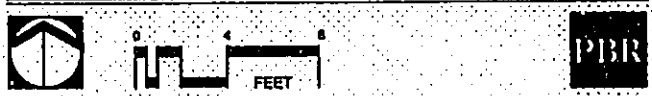
1/4" Vertical Steel Cable

Horizontal 1/4" Steel Cable

Adjustable Steel Tree Bands & Extension Arms  
(Typical 3 fasteners/coconut tree)

Black Golf Netting

Figure 3D  
Driving Range Safety Nets  
WAI'ALAE COUNTRY CLUB GOLF COURSE



**Typical Safety Net Elevation**

Scale: 1/8" = 1' - 0"

Black Vinyl Coated Golf Mesh Fencing & Posts  
10'

# Typical Safety Net Section

Scale: 1/8" = 1' - 0"

Figure 3E

Employee Parking Safety Nets

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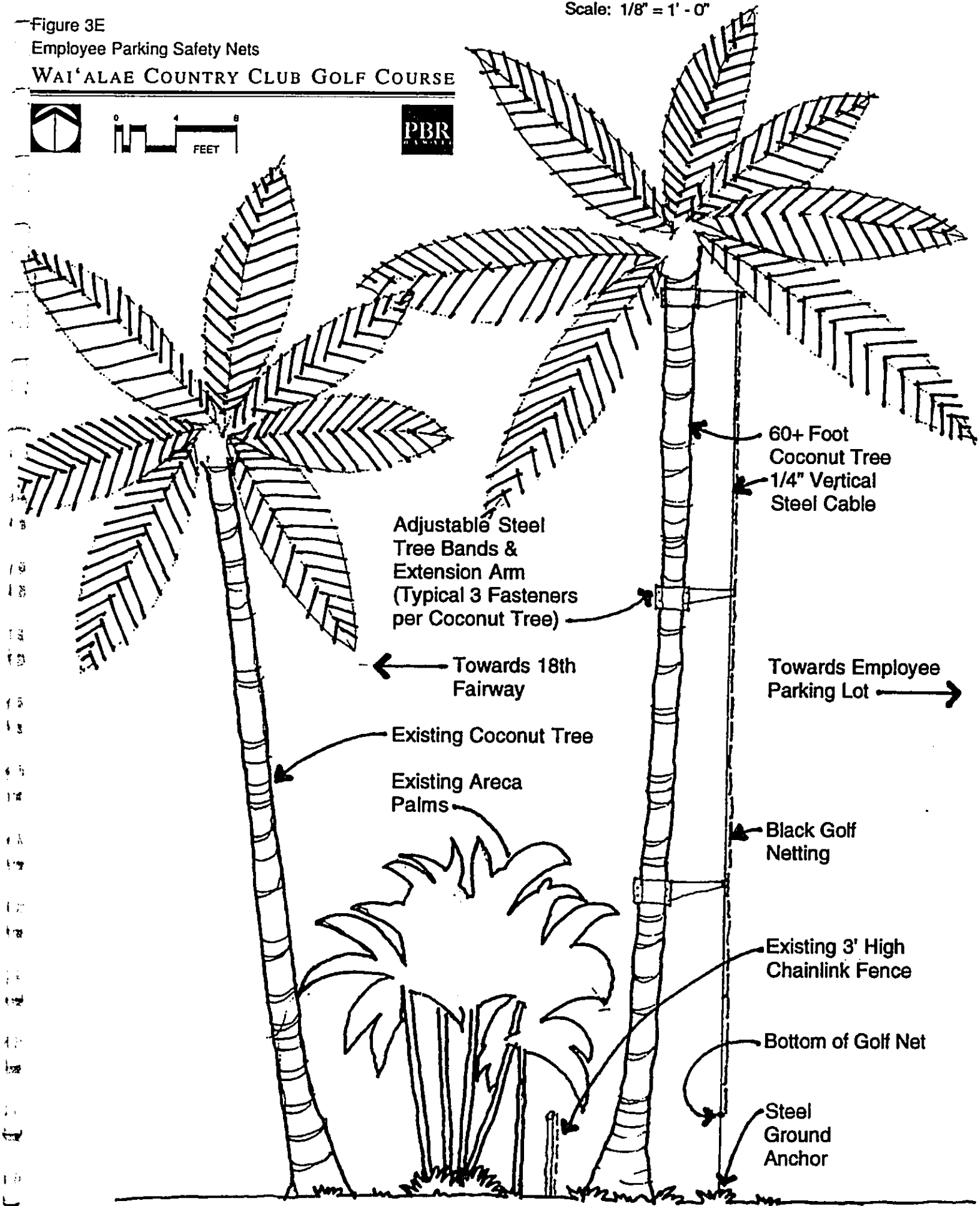


Figure 3F

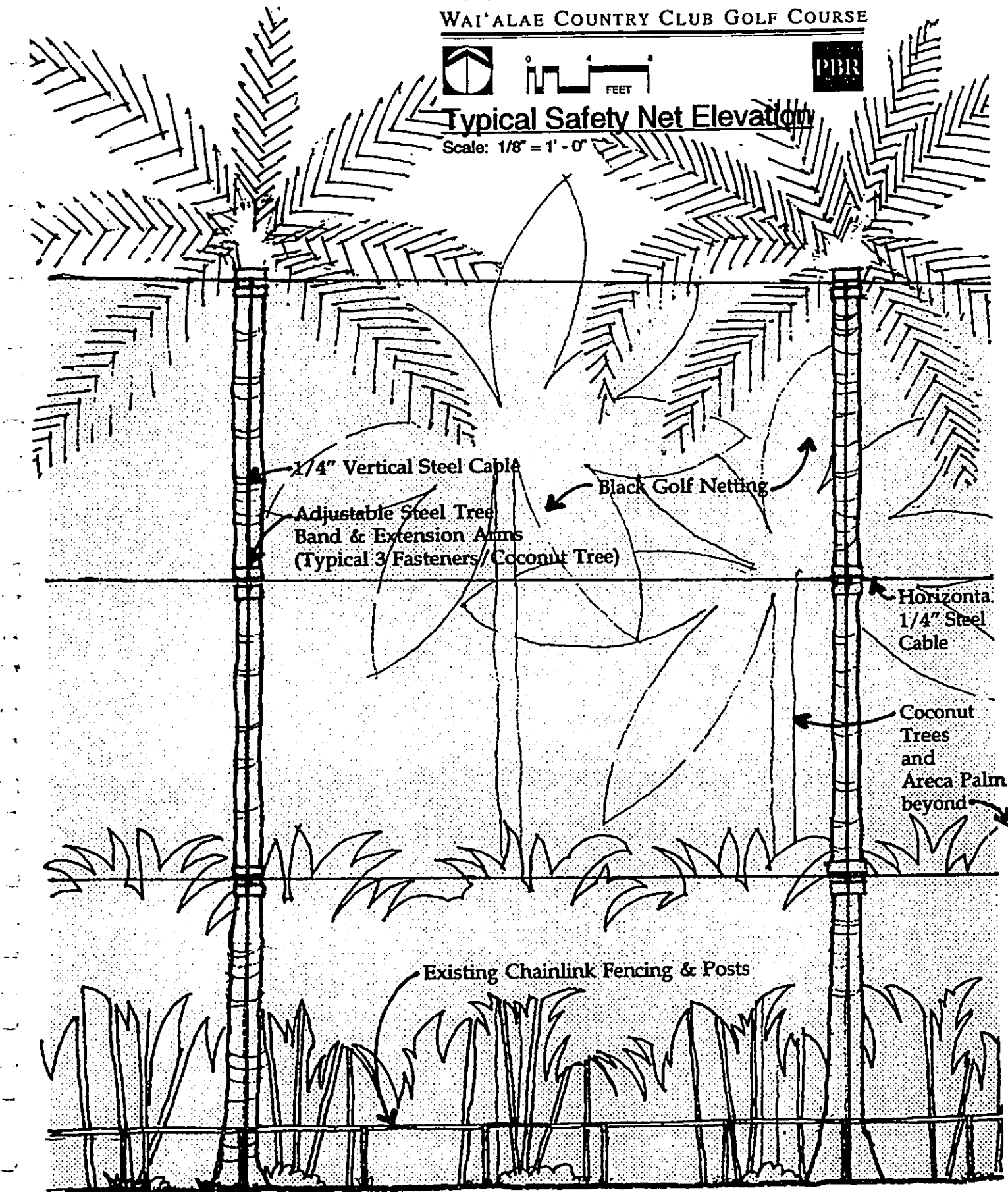
Employee Parking Lot Safety Nets

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**Typical Safety Net Elevation**

Scale: 1/8" = 1' - 0"



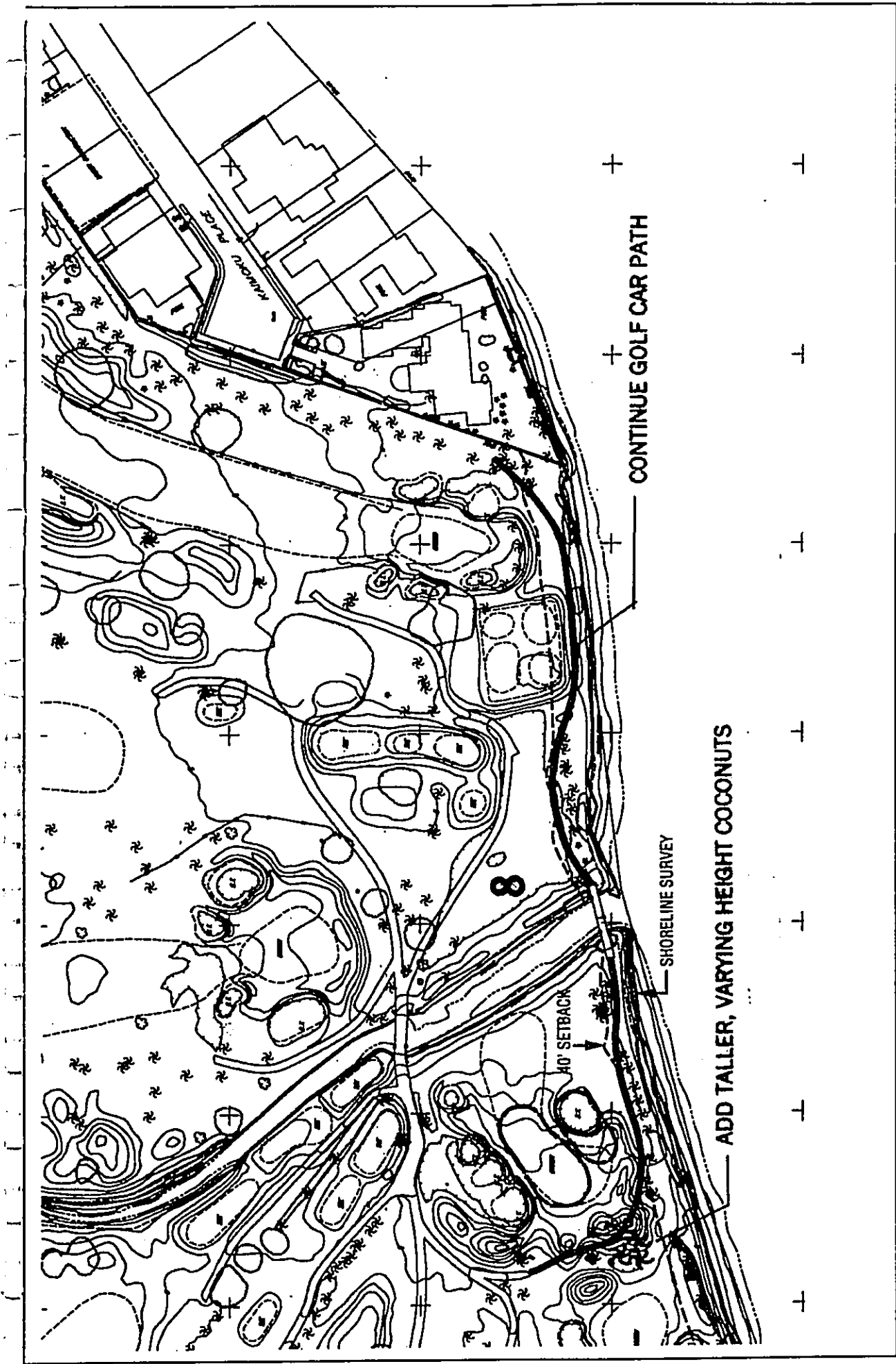
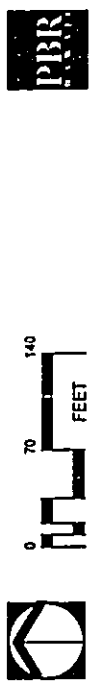
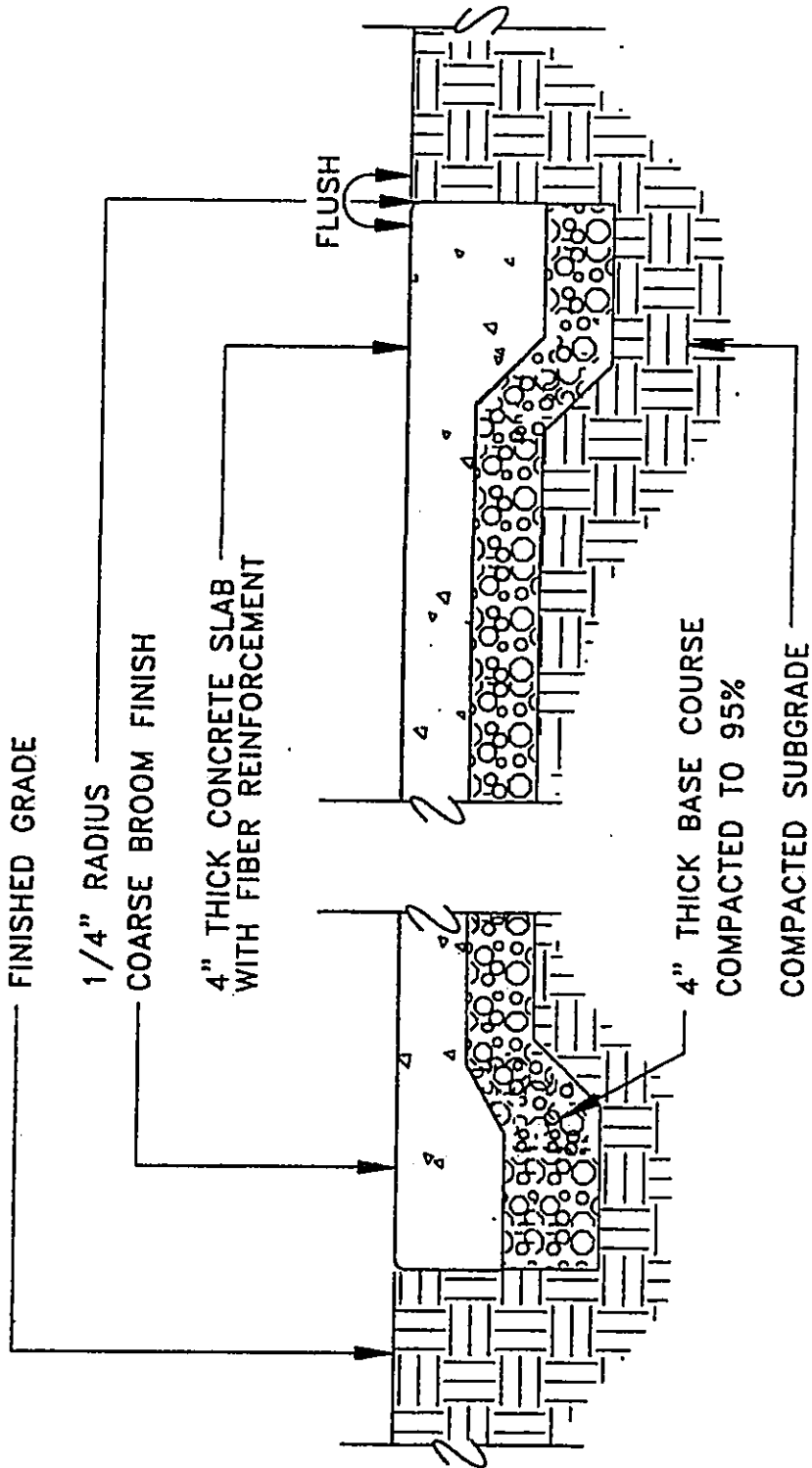


Figure 3G  
 Cart Path at 8th Fairway  
 WAI'ALAE COUNTRY CLUB GOLF COURSE



Source: Rick Smith Golf Designs





○ CONCRETE CART PATH DETAIL  
 NOT TO SCALE

Figure 3H  
 Concrete Cart Path Detail  
 WAI'ALAE COUNTRY CLUB GOLF COURSE

Source: PBR HAWAII



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some trees would be removed/relocated/added and taller safety netting as high as 60 feet suspended between coconut trees would be installed (Figure 3B, 3C and 3D). Similar safety netting and coconut trees would also be installed around the employee parking lot (Figure 3B, 3E and 3F). (Previously the proposed taller safety netting at the driving range and at the employee parking lot was proposed to be suspended between metal poles. Due to concerns raised by some area residents, the applicant has been researching ways to utilize taller coconut trees to suspend the nets and has found a means to secure the nets while utilizing coconut trees.) At #18, the fairway bunkers on the left side would be modified to allow the installation of the new netting around the driving range (Figure 3B).

Driving Range and Employee Parking Lot:

The existing driving range is approximately 800 feet long by approximately 200 feet wide (although it tapers down to approximately 90 feet at its narrowest end). The existing safety baffle nets were granted a Zoning Variance (No. 93/VAR-66) on October 26, 1993, which allowed safety netting to be installed on either side of the driving range along 18 coconut trees (on either side) and spanning the length of approximately 680 feet (on either side). The existing net is attached to coconut trees at 40 feet or lower. The netting material consists of dark green cissel net baffle material. At present, the netting material "blends in" with the surrounding vegetation and sky and is virtually invisible. After the existing netting was installed it was found that the nets could not accommodate the stresses of swaying trees.

Assuming an average span of 40 feet between coconut trees, the driving range will require approximately 50 coconut trees and 5 coconut trees at the employee parking lot to support safety netting (Figure 3B). The precise location of the coconut trees is not known at this time, but will be sited in the field to avoid the fronds of other existing palms from continually brushing against the safety netting, and ultimately tearing the nets.

Coconut trees will have a trunk height of approximately 60 feet. Adjustable steel bands (approximately 8 to 14 inches wide) will be used to anchor extension arms extending (approximately 24 to 48 inches) at three places on each coconut tree (Figures 3C and 3E). The extension arms function to keep the safety netting from rubbing against the coarse bark of the coconut tree, and ultimately tearing the nets. The actual length of the extension arm may vary, and is subject to the curvature of the tree from a vertical plane of the safety net. All steel bands and extension arms are galvanized to resist rust and will be painted to match the color of coconut tree bark. Horizontal (at the top, bottom and at 20 foot height increments) and vertical (at each coconut tree) steel cables connected to extension arms will be used to keep safety nets taut (Figures 3D and 3F).

To maintain tension on horizontal cables, a 1/4 inch horizontal cable will be guyed and anchored to the ground at the ends of long horizontal sections of netting. Each group of cables will be anchored to the ground with a steel peg driven into the ground. Each cable will be covered at the ground with a plastic pipe to increase visibility and improve the safety for people walking or working near the netting.

A 3-foot high, black colored vinyl coated golf mesh fencing supported by steel fence posts, approximately 10 feet apart (Figures 3C, 3D, 3E and 3F), and a top and bottom guy wire will a) provide a barrier to contain driving range balls, b) provide a durable edge for grass trimming, and c) prevent snagging of ball retrieval equipment on the safety netting. The lower edge of the safety

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netting will be anchored to the top guy wire supporting the golf mesh fencing to create a continuous driving range barrier.

There are no plans to illuminate the driving range nor use the trees for any electronic communication antennae installation. Since the driving range will not be illuminated nor widened (allowing more tee boxes), it is unlikely that there will be increased use of the driving range.

**Cart Path**

Presently, the 8<sup>th</sup> fairway is bisected by Waianui Stream. To cross the stream, golfers must drive over an existing small bridge near the mouth of the stream. One of the proposed improvements to WCCGC is the paving of a heavily traveled, 1,100-foot long unpaved golf cart path near holes #7 and #8 (Figure 3G). Portions of this path are within the shoreline area (640 feet, 420 lineal feet south of the bridge, 220 lineal feet north of the bridge), and therefore paving of the path will require a shoreline setback variance. This route is taken because the 8<sup>th</sup> fairway is bisected by Waianui Stream and the closest bridge over Waianui Stream is located within the shoreline setback area. It is possible to pave a path that would avoid most of the shoreline setback area, but at some point the path must join the bridge which is located within the shoreline setback. However, there is no guarantee that golfers will use the path since they are already using the existing unpaved route within the shoreline setback area but well within the vegetation line. There is a well-worn path on the fairway which shows the route used by golfers to access the bridge. It is proposed that this path be paved to reduce wear and tear on the fairway and to reduce the potential for soil erosion (Figure 3H). The 8-foot wide cart path will require excavation of topsoil, or 2,600 cubic yards, fill of approximately 1,300 cubic yards of base course and approximately 1,300 cubic yards of concrete to construct the cart path.

**2.4 OPERATIONS OF THE WCCGC**

**2.4.1 Operating Hours**

Normal operations of the golf course are daily from sunrise to sunset.

**2.5 DEVELOPMENT OF TIMETABLE AND APPROXIMATE COSTS**

Construction of the proposed improvements will follow receipt of all required permits and approvals. Presently, construction of all the improvements is expected to occur simultaneously over a nine (9) month period after receipt of the necessary approvals. The longest task during this period is expected to be the finding, re-locating, and rooting of coconut trees to support safety netting. The estimated development cost is \$184,000.00.

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### 3.0 LAND USE CONFORMANCE

The processing of a Special Management Area Use Permit, Shoreline Setback Variance and Height Variance applications are prerequisites to implementation of the subject project. Relevant State of Hawai'i and City and County of Honolulu land use plans, policies, and ordinances are described below.

#### 3.1 STATE OF HAWAI'I

##### 3.1.1 Land Use Commission

The project site is located within the State Urban District and is therefore consistent with the proposed improvements to the existing golf course.

#### 3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu which pertain to this project include the General Plan, the East Honolulu Sustainable Communities Plan Urban Land Use and Public Facilities Maps, the Land Use Ordinance and Special Management Area.

##### 3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies which facilitate the attainment of the objectives of the plan.

The proposed improvement to the golf course is in accordance with the following policies:

Policy II. Economic Activity

Objective A, Policy 3: *Encourage the development in appropriate locations on O'ahu of trade, communications, and other industries of a nonpolluting nature.*

Policy III. Natural Environment

Objective B, Policy 2: *Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.*

**Discussion:** The proposed improvements to the Wai'alaie Country Club Golf Course conform to the relevant objectives of the General Plan for the City and County of Honolulu. The golf course is a recreational activity which supports an industry of a mostly non-polluting nature, tourism. As the golf course is located in Wai'alaie-Kāhala, this is a fairly built up area with surrounding residences that are greatly enriched by the scenic and open views offered in this community.



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**3.2.2 East Honolulu Sustainable Communities Plan**

The *East Honolulu Sustainable Communities Plan* has been prepared in accordance with the Charter-prescribed requirements for development plans and is to be accorded force and effect as such for all Charter- and ordinance-prescribed purposes (City and County of Honolulu 1999) (Figures 4A and 4B).

The *East Honolulu Sustainable Communities Plan* summary states that the "vision statement and supporting provisions are oriented toward maintaining and enhancing the region's ability to sustain its unique character and lifestyle." The plan recognizes the need to protect the community's natural, scenic, cultural and historic resources. It also recognized the area is nearly built out and is targeted for very little growth. The following land use policies, principles, and guidelines are applicable to the proposed improvements to the WCCGC:

General Policy

- *Open space will be used to protect scenic views and provide recreation.*

Planning Principles

- *Provide Passive and Active Open Spaces. Carefully site active play fields and supporting facilities intended for intensive use, and use generous landscape screening to reduce the potential impacts on surrounding areas.*

Golf Courses

- *"The Wai'alaie Country Club demonstrates how a golf course in an urban or suburban setting can preserve a significant viewplane, in this case the mauka-to-makai vista from Kalaniana'ole Highway."*

Guidelines (relating to golf courses in East Honolulu)
















- *When necessary for safety reasons, use screening, landscape treatments, setbacks and modifications to the course layout rather than fencing or solid barriers.*

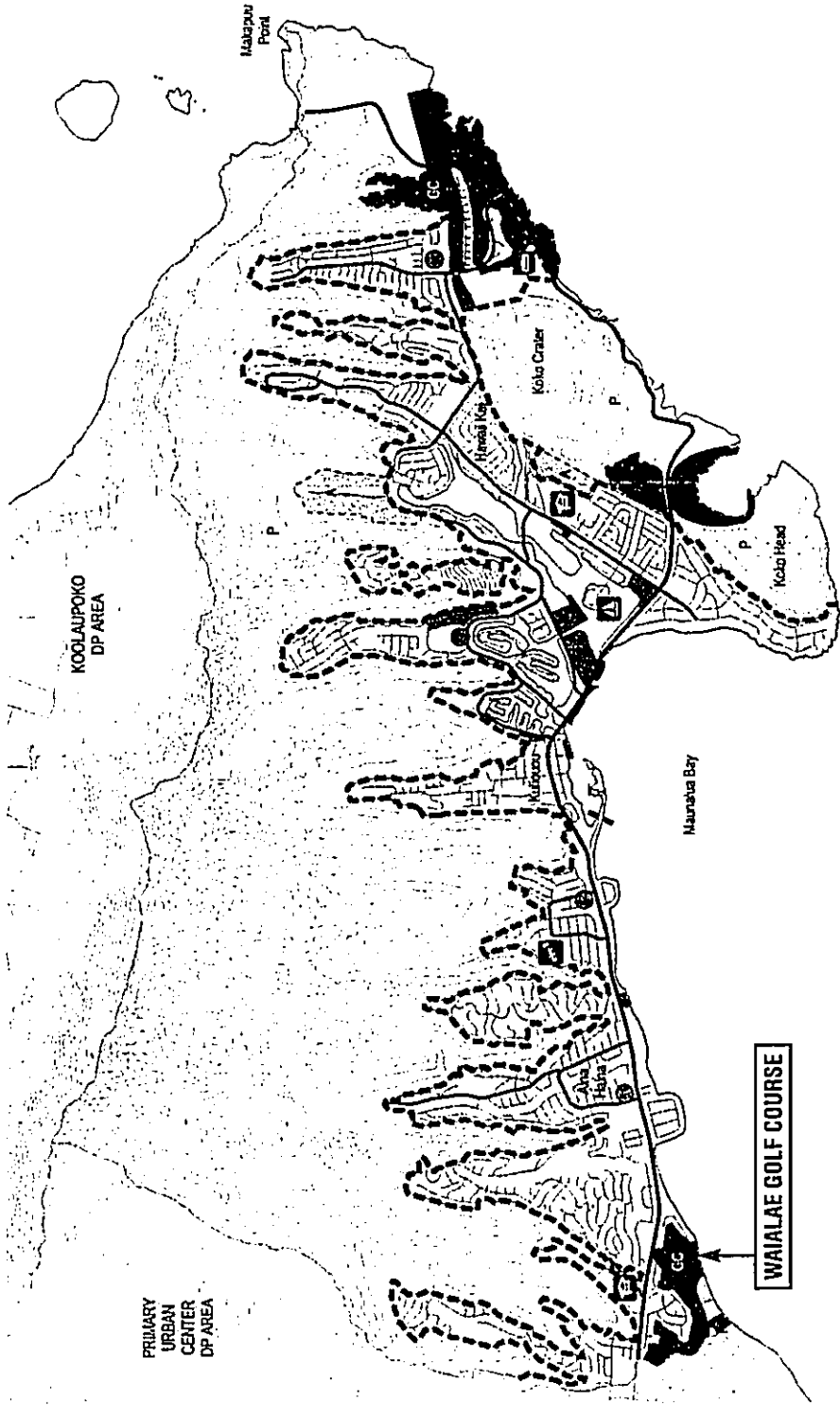
**Discussion:** The proposed improvements to the Wai'alaie Country Club Golf Course conform to many of the objectives of the East Honolulu Sustainable Communities Plan. In particular, the placement of the taller netting around the driving range would create a safer environment within the community, reducing the risk of injury to people and property from stray golf balls. The use of netting on coconut trees as opposed to fencing or a solid barrier, would also allow for safe recreation on the course without infringing on the makai vista from Kalaniana'ole Highway.

**3.2.3 Land Use Ordinance (LUO)**

The proposed use is a "golf course" in the P-2 Preservation zoning district (Figure 5). The LUO allows such facilities in the P-2 district, when consistent with the city's development plans. This shall be deemed consistent with development plans or "sustainable communities plans" only when situated on lands designated preservation, parks and recreation, or golf course on the development plan land use maps.

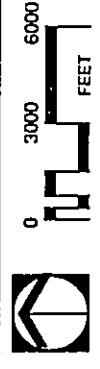
**EAST HONOLULU  
SUSTAINABLE  
COMMUNITIES PLAN  
Map A-2 Urban Land Use**

-  Residential and Low Density Apartment
-  Medium Density Apartment
-  Neighborhood Commercial Center
-  Regional Town Center
-  Resort Area
-  Agriculture
-  Preservation
-  Major Parks and Golf Courses
-  Urban Community Boundary
-  Agriculture Boundary
-  Wastewater T.P.
-  Intermediate School (State)
-  High School (State)
-  Small Boat Marina
-  Highway



**FIGURE 4A  
Urban Land Use**

**WAIALAE COUNTRY CLUB GOLF COURSE**

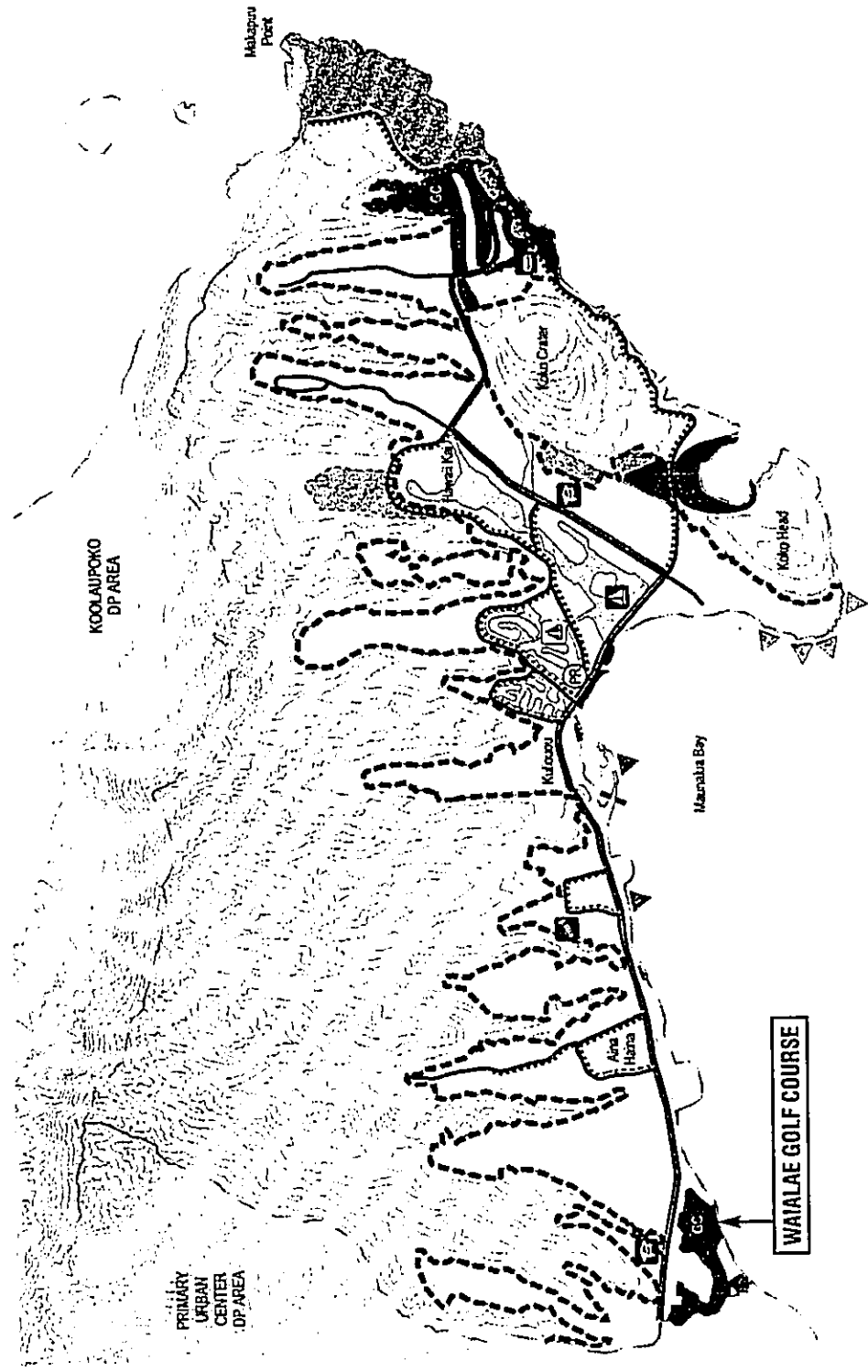


May 2000

Source: City and County of Honolulu

**EAST HONOLULU  
SUSTAINABLE  
COMMUNITIES PLAN  
Map A-3 Public Facilities**

	Agriculture Areas
	Urban Community Areas
	Preservation Areas
	Urban Community Boundary
	Agriculture Boundary
<b>EXISTING</b>	<b>FUTURE</b>



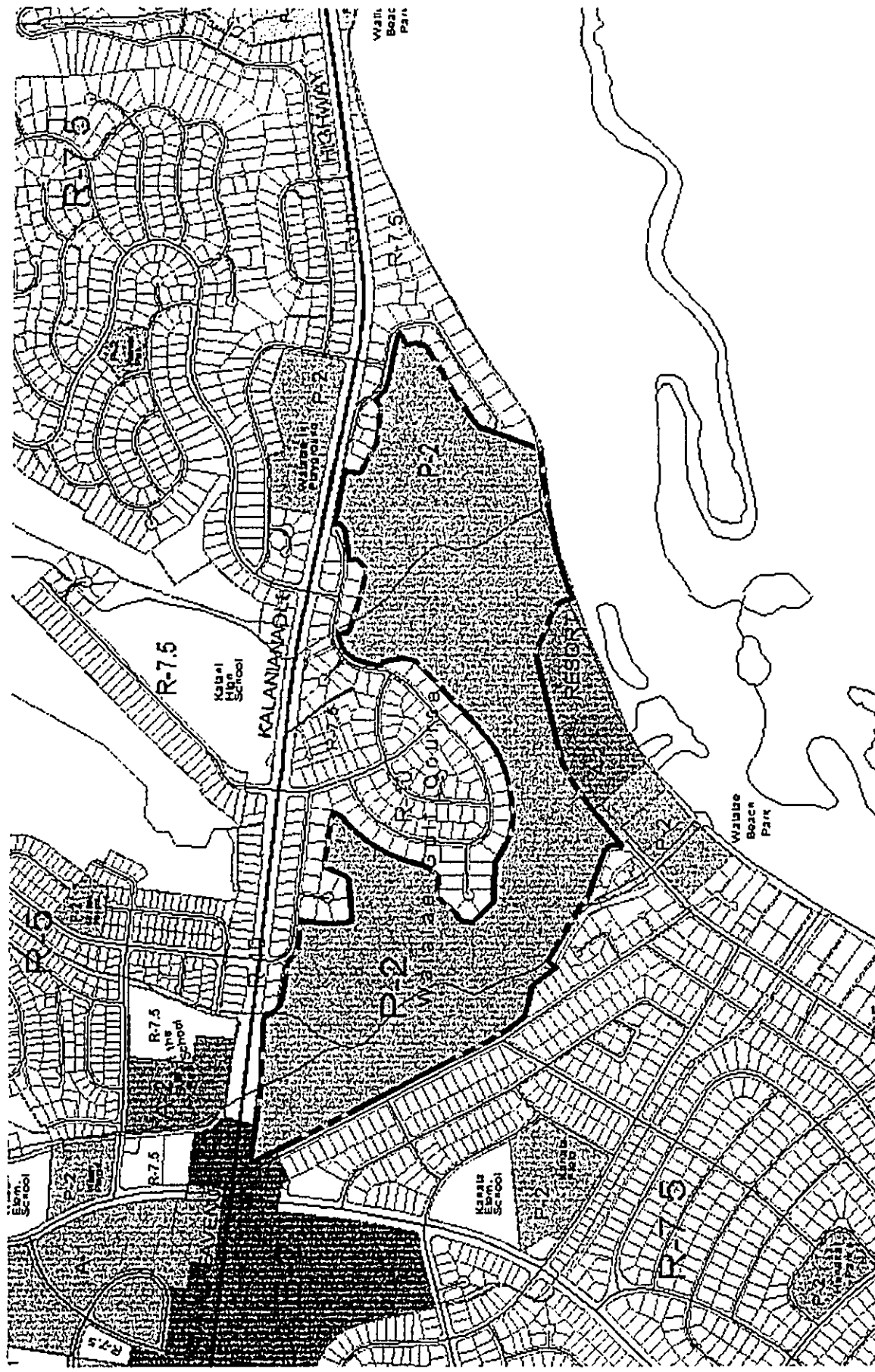
**FIGURE 4B  
Public Facilities**

**WAI'ALAE COUNTRY CLUB GOLF COURSE**

0 3000 6000 FEET

May 2000

Source: City and County of Honolulu


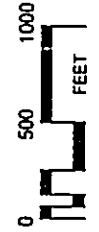


**LEGEND**

- P-2 General Preservation Residential
- R-10 Residential
- A-2 Medium-Density Apartment
- R-7.5 Residential
- B-2 Community Business
- Waialeale Golf Course Boundaries

Source: City and County of Honolulu

**FIGURE 5**  
**Zoning Map**  
**WAIALAE COUNTRY CLUB GOLF COURSE**

May 2000

**WAI'ALAE COUNTRY CLUB GOLF COURSE**  
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**Discussion:** In the East Honolulu Sustainable Communities Plan this area is listed as a golf course, and is thus consistent with the city's development plans. The Wai'alaie Country Club Golf Course has been in operation for over 70 years at this location. The LUO sets maximum height levels of 25 feet in a P-2 zone, however the currently used netting around the driving range and employee parking was granted through a Zoning Variance (No. 93/VAR-66) granted on October 26, 1993. This variance allowed safety netting to be installed on either side of the driving range along 18 coconut trees and spanning a length of approximately 680 feet. The installation of new, taller netting on taller coconut trees would further reduce the chance of injury to persons and properties from the driving range and 18<sup>th</sup> fairway.

### **3.2.4 Special Management Area**

The project site is located within the Special Management Area (SMA) (Figure 6), and is therefore subject to the provisions of Chapter 25 of the Revised Ordinances of the City and County of Honolulu. As such, the appropriate zoning for the proposed uses must be in place prior to SMA approval. Since the parcel is properly zoned, the overall project will be generally consistent with the Objectives, Policies and Guidelines set forth in Chapter 25, ROH, Article 2. Special Management Area Rules and Regulations.

#### ***Objectives***

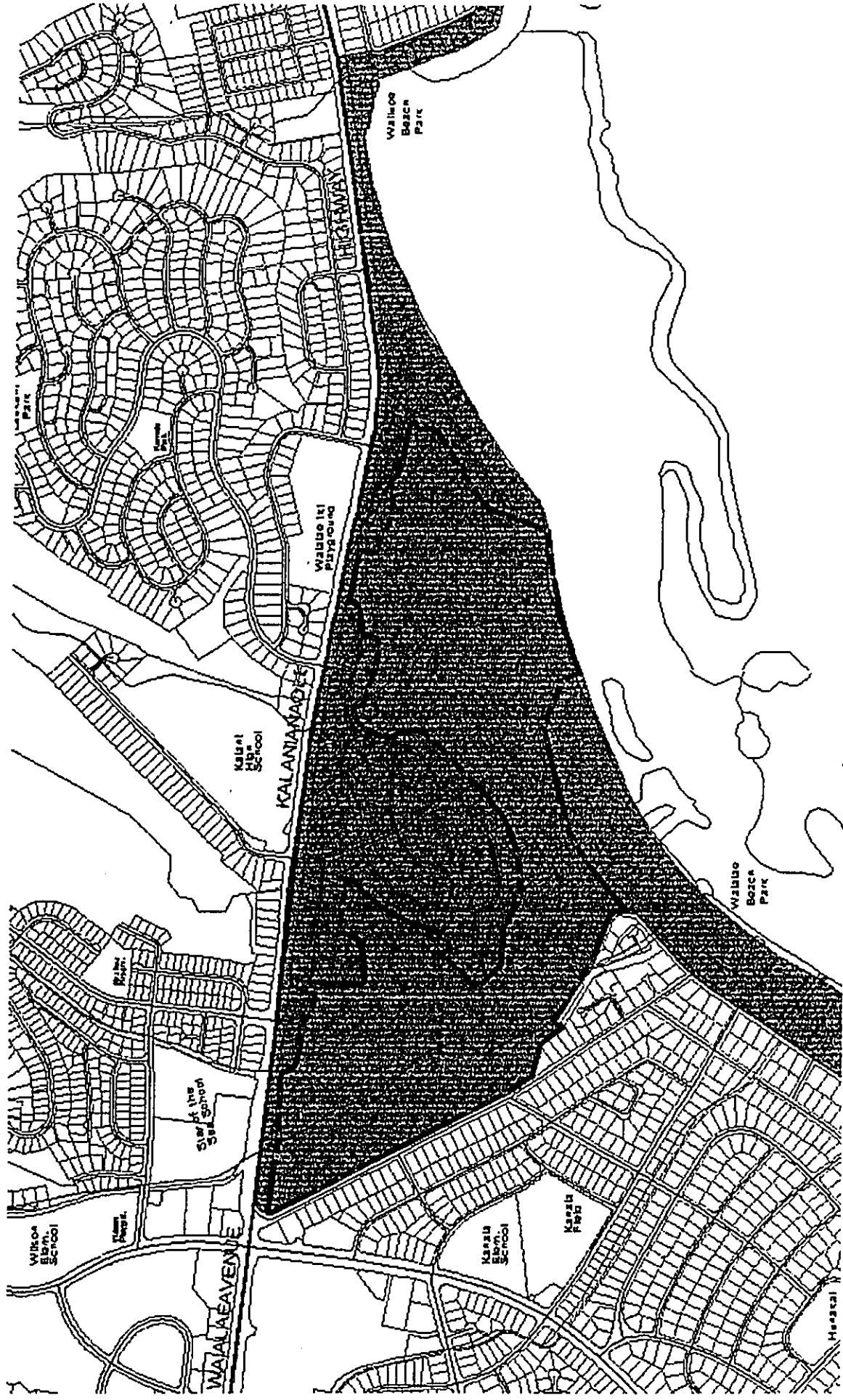
The following objectives from Section 205A-2, Hawai'i Revised Statutes, shall be used by the City and County of Honolulu Planning Commission for the review of developments within the Special Management Area:

- a. Provide coastal recreational opportunities accessible to the public;
- b. Protect, preserve, and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture;
- c. Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources;
- d. Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems;
- e. Provide public or private facilities and improvements important to the State's economy in suitable locations; and
- f. Reduce hazard to life and property from tsunامي, storm waves, stream flooding, erosion, subsidence.



**Discussion:** The WCCGC is an economically valuable facility to the State and the Wai'alaie area. The course does not restrict public access to the beach, as only a small portion of the golf course is located along the coastline. The alterations to the course should have minimal impact on erosion factors and coastal ecosystems during the construction phase and little to no impact afterwards.

#### ***Policies***

Section 205A-2(c)(1)(B), HRS. Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:



**LEGEND**

-  Wai'alae Golf Course Boundaries
-  Special Management Area

**FIGURE 6**  
**Special Management Area Map**  
**WAI'ALAE COUNTRY CLUB GOLF COURSE**

0 500 1000 FEET




May 2000

Source: City and County of Honolulu

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- i. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
- ii. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
- iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- v. Ensuring public recreational use of County, State, and Federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources; and
- vi. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters.

**Discussion:** Only one of the proposed improvements to the WCCGC is located near the coastline. To protect the shoreline and coastal water quality resources, Best Management Practices (BMPs) will be implemented during construction. In the long term, paving the cart path will reduce the potential for erosion to the receiving waters. Public access along the shoreline will not be affected by the proposed project.

***Historic Resources*** (Section 205A-2(c)(2), HRS)

- A. Identify and analyze significant archaeological resources;
- B. Maximize information retention through preservation of remains and artifacts or salvage operations; and
- C. Support State goals for protection, restoration, interpretation and display of historic resources.

**Discussion:** If on-site archaeological monitoring, in accordance with an approved plan, is conducted for all ground-disturbing activities in the Jaucas Sands deposits of the project area, it is believed that the proposed golf course improvements will have 'no adverse effect' on significant historic sites. An archaeological monitoring plan will be submitted to SHPD for approval before construction is initiated.

***Scenic and Open Space Resources*** (Section 205A-2(c)(3), HRS)

- A. Identify valued scenic resources in the coastal zone management area;
- B. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;
- C. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- D. Encourage those developments which are not coastal dependent to locate in inland areas.

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**Discussion:** The project will comply with all applicable policies including the East Honolulu Sustainable Communities Plan, and the standards of the P-2 Preservation zoning district (except for the requested height variance). The proposed improvements will not affect open space quality of the golf course.

The portion of the project sited in the floodway as delineated on the Federal Flood Insurance Rate Map (FIRM), will comply with Section 7.10-10 of the LUO.

**Coastal Ecosystems** (Section 205A-2(c)(4), HRS)

- A. Improve the technical basis for natural resource management;
- B. Preserve valuable coastal ecosystems of significant biological or economic importance;
- C. 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; and
- D. 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.

**Discussion:** One of the proposed improvements to the golf course is located near the shoreline and separated from the ocean by a 10 to 20-foot buffer strip. These resources will be protected during project construction by implementation of Best Management Practices including silt curtains and grading sequencing. During project construction, erosion will be controlled by limiting the exposed areas through the establishment of landscaping, watering, and other forms of groundcover in accordance with City and County standards and adopted Best Management Practices. Following the completion of the cart path along the 7<sup>th</sup> and 8<sup>th</sup> fairway, soil erosion will likely be reduced since the path which is currently in use could eventually be subject to erosional forces. Long-term on-site runoff will be directed to landscaped areas. Therefore, coastal ecosystems will not be negatively impacted by project construction or intensified land use related pollution.

The golf course is a low density development as noted by the proportional area of minimal developed areas versus the open spaced grassed and landscaped areas.

The physical character of the project area has been previously disturbed and does not provide a natural undisturbed environment. As such, the property no longer reflects a "natural environment."

**Economic Uses** (Section 205A-2(c)(5), HRS)

- A. Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
- B. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
  - i. Use of presently designated locations is not feasible;



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- ii. Adverse environmental effects are minimized; and
- iii. Important to the State's economy.

**Discussion:** While the WCCGC is not coastal dependent, its location near the ocean is part of its worldwide appeal.

The project is not contrary to the SMA Rules and Regulations, or the other plans, ordinances and regulations formulated by the State or the City and County. No significant adverse effects on the environment, the ecology or on the economic or social welfare of the project area are anticipated. Positive social and economic impacts will result from the proposed improvements to the golf course and from temporary direct and indirect jobs during the construction phase of the improvements. The cumulative adverse effects of the project will be confined to those of the project itself which will be negligible.

### **3.2.5 Shoreline Setback Variance**

Chapter 23 (Shoreline Setbacks) of the Revised Ordinances of Honolulu provides standards and procedures that apply to all lands within the shoreline area of the City. Construction or activities that may adversely affect beach processes, public access along the shoreline, or shoreline open space are generally prohibited in the shoreline area. The shoreline area is defined as "all of the land area between the shoreline and the shoreline setback line." In general, the shoreline setback line is established 40 feet inland from the certified shoreline. The shoreline and shoreline setback area are shown on Figure 7.

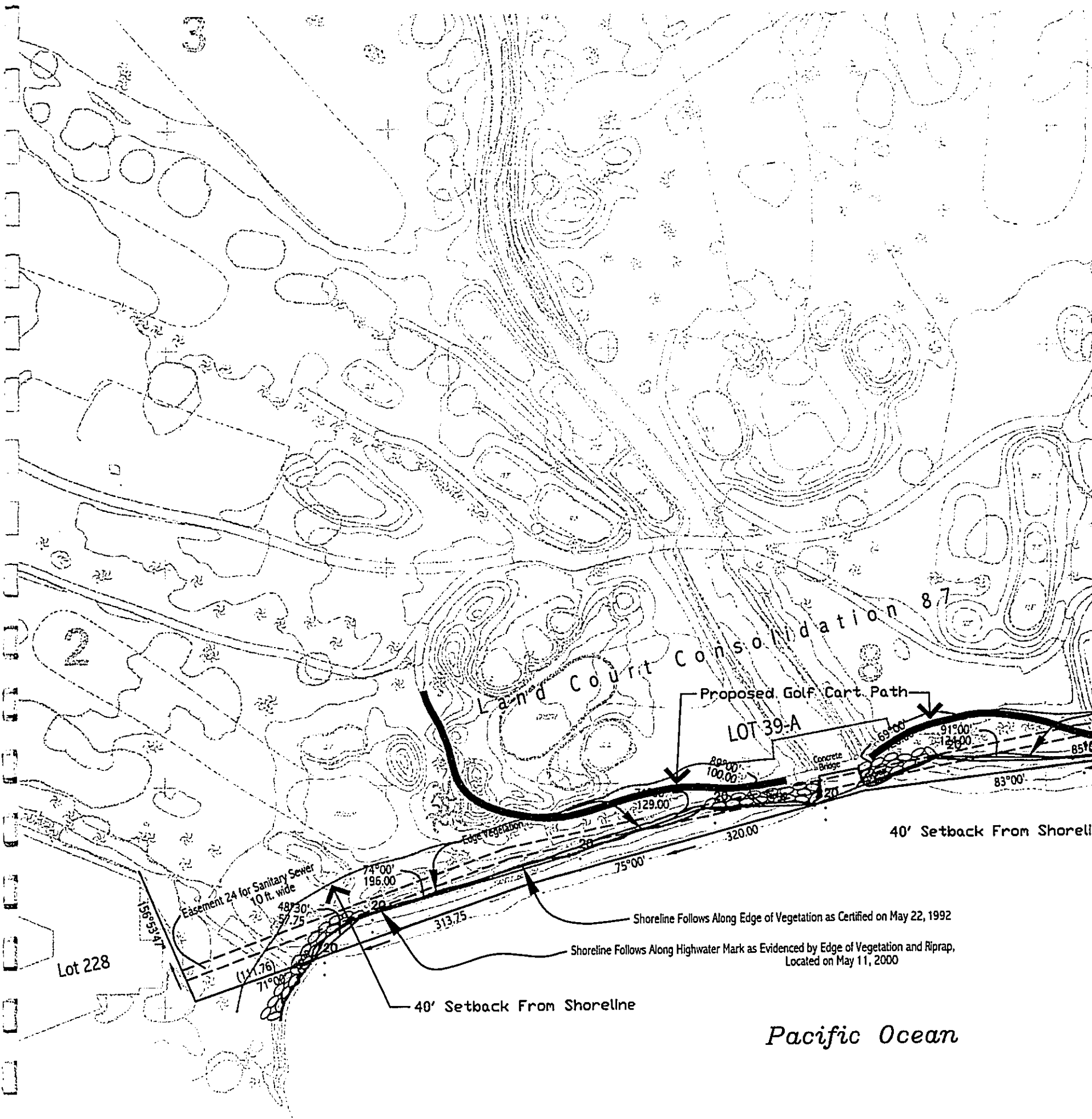
Some investigation has been done to determine whether or not beach/shoreline erosion has occurred in recent years near the Wai'alaie Golf Course. *Beach Changes on O'ahu as Revealed by Aerial Photographs* by Dennis Hwang (1981), indicates beach stability and growth from the area of Wailupe Peninsula to Black Point. Shoreline change was measured by comparing the shoreline positions depicted in successive historical aerial photographs. The study was conducted in two phases.

The *O'ahu Shoreline Study Part One Data on Beach Changes* was developed by Sea Engineering to consolidate the information from the first study. One evaluation was assessed from 1949-1975, the later study followed from 1975-1988. The recent changes analysis produced the following:

The Wailupe and Kāhala shoreline has been relatively stable over the last 13 years, with most of the change due to movement in the position of naupaka on the beach face.

The beach width in front of seawalls at the north end of Kāhala Beach appears to have decreased, but it is unknown if the apparent change is due to seasonal variations or an erosive trend.

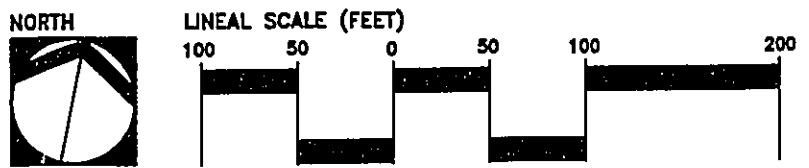
Unfortunately, none of the observation points were located directly at the Wai'alaie Golf Course property, so no exact determinations can be made for that specific shoreline. However, the report maintains that Wailupe and Kāhala beaches, which flank both sides of the golf course, are stable. While there is some indication that the shoreline at Wailupe Beach Park may be eroding, there is no

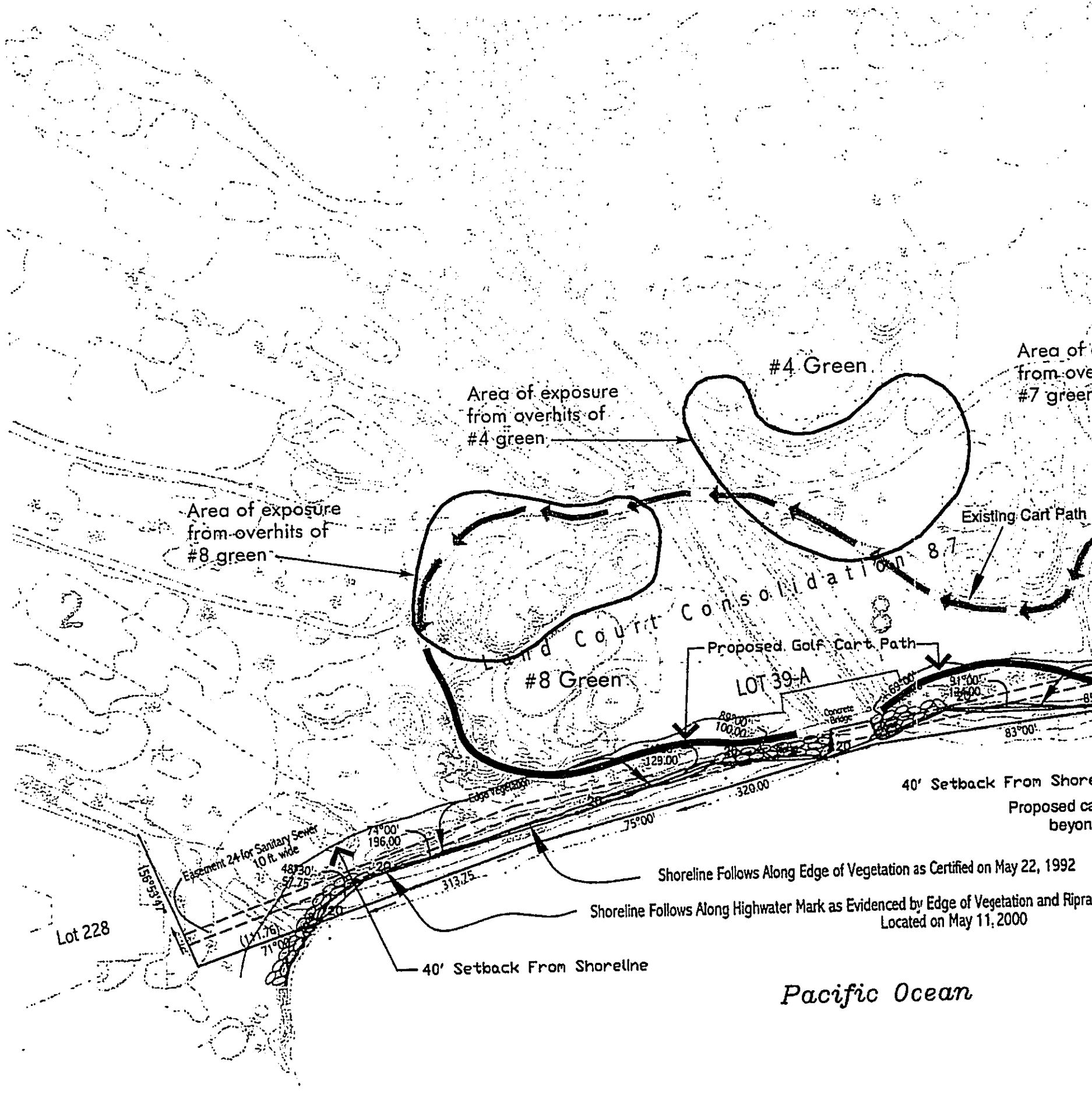


*Pacific Ocean*

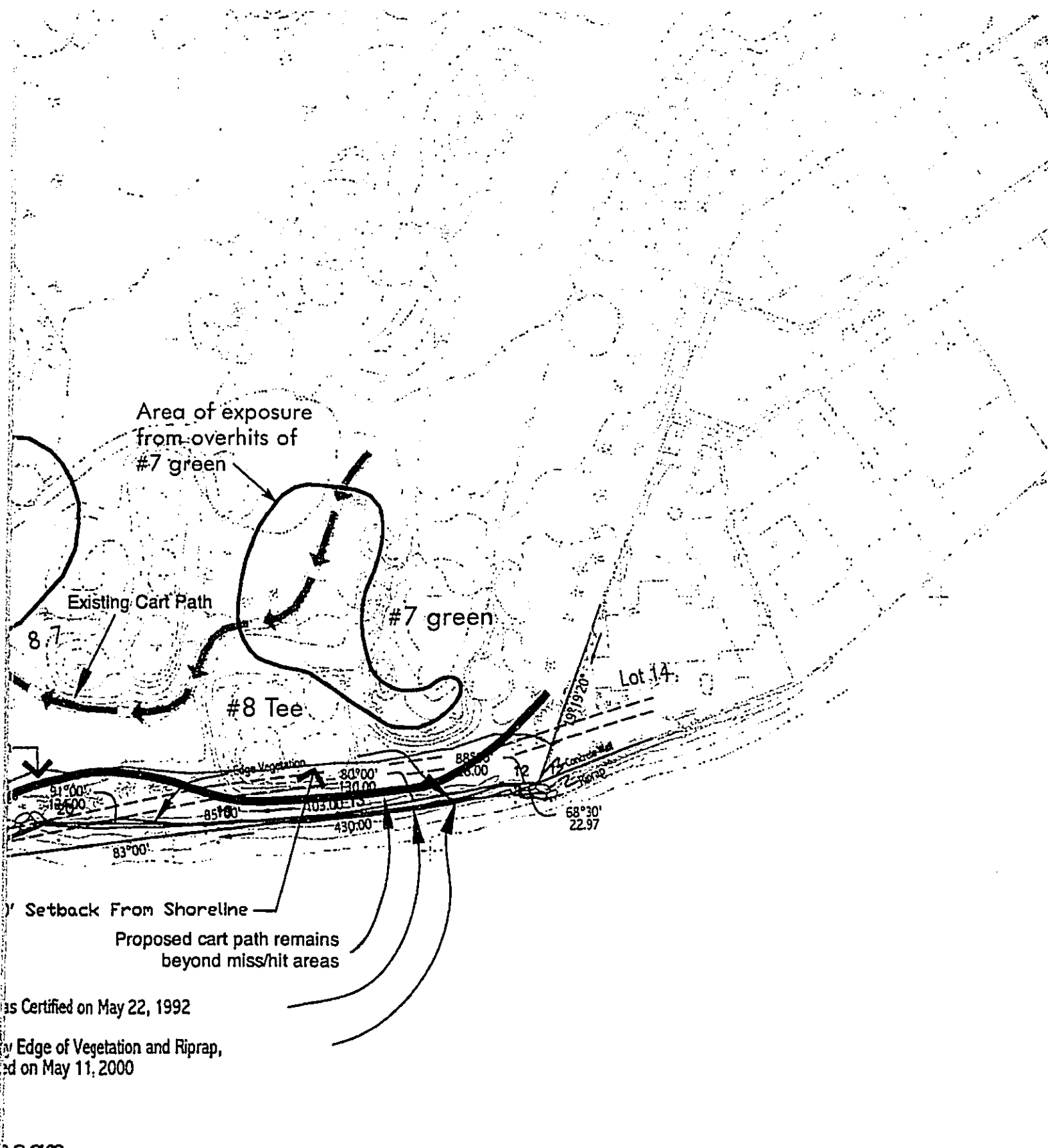


Figure 7  
 Shoreline Map  
 Waialae Country Club Golf Course





*Pacific Ocean*

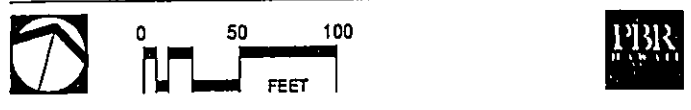


as Certified on May 22, 1992

by Edge of Vegetation and Riprap,  
ed on May 11, 2000

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Figure 7A  
Existing Hazards Along 8th Fairway  
WAIALAE COUNTRY CLUB GOLF COURSE



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significant loss detected by the aerial photographs. These south shore beaches are protected by the 1,500-foot side shallow fringing reef, thereby preventing too much variation at the shoreline.

**Discussion:** The applicant is requesting to pave an unpaved cart path route along the 8<sup>th</sup> Fairway, a portion of which is located within the shoreline setback area. Although the proposed action is described as being located along the 8<sup>th</sup> Fairway, the proposed action will alleviate hazardous conditions at three locations along the existing paved cart path which provide access from #7 green, along the 8<sup>th</sup> Fairway to the #8 green (Figure 7A).

Presently, when golfers have finished putting and are leaving the 7<sup>th</sup> green to drive their carts to the 8<sup>th</sup> tee, they are occasionally bombarded by miss hits from the following group (on their approach shot to the 7<sup>th</sup> green) (Figure 7A). The location of the cart path on the right side of the #7 green exacerbates the possibility of being hit, since the vast majority of golfers are right-handed and slice the ball to the right of their intended target.

After the golfers proceed to the 8<sup>th</sup> tee and have teed off, if they use the existing paved cart path along the mauka side of the #8 Fairway, they are occasionally bombarded by over-hits from those golfers approaching the 4<sup>th</sup> green (Figure 7A). This is a common occurrence since the 4<sup>th</sup> Fairway is a longer fairway, the #4 green is slightly elevated, hiding, but not protecting the #8 Fairway cart path.

Finally, after putting out on the 8<sup>th</sup> green, golfers who park on the existing paved cart path along the mauka side of the #8 green are occasionally bombarded by miss hits from the following group (on their approach shot to the 8<sup>th</sup> green), especially since the cart path is on the right side of the green and is exposed to slices (Figure 7A).

The proposed cart path mitigates the above described hazardous conditions by: providing an alternate cart parking and path in a safer location in relation to the #7 green; avoiding the route along the #4 green; and providing an alternative cart parking and path in a safer location in relation to the #8 green.

According to the Revised Ordinances of Honolulu (ROH), the Director of Planning and Permitting may grant a variance for a proposed structure or activity upon grounds of hardship (Section 23-1.8 (b)(3)) if *"the applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of this chapter and the shoreline setback rules . . ."*

One alternative that has been posed is to direct golfers to use the existing cart path on the mauka side of the 8<sup>th</sup> Fairway to provide access from the #7 green, to the #8 tee, and on to the #8 green. While this is possible, from a safety standpoint, this exposes these golfers to miss hits from the 7<sup>th</sup> Fairway, over hits from the #4 Fairway, and miss hits on approach shots to the #8 green. Providing a cart path on the makai side of the #8 Fairway (portions within the shoreline setback area) reduces the hazards posed to those using the existing paved cart path by the particular alignment and proximity of the #7, #4, and #8 greens.

The proposed paving of a defacto cart path (albeit unpaved) is a reasonable use of golf course land. For the most part, the proposed cart path will not be visible, since views of most of the #8 Fairway are screened by an almost continuous stretch of naupaka bushes along the shoreline from the vegetation line to the golf course.

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The proposed cart path within the shoreline setback will not adversely affect beach processes and will not artificially fix the shoreline. Furthermore, by not affecting beach processes, the proposed cart path will not pose a risk to individuals or to the public health and safety. Located well inland of the vegetation line, the proposed cart path along the 8<sup>th</sup> Fairway will not alter shoreline conditions, erosion, surf and flood conditions. In obtaining the variance and in the actual paving of the pathway, WCCGC will comply with all requirements of the Shoreline Setback Law (Chapter 23, ROH).

**3.3 APPROVALS AND PERMITS**

During the implementation stages of the project, the applicant will be working with the State and City and County review agencies for examination and approval of project plans and specifications.

**Required Permits and Approvals**

<b>Permit/Approval</b>	<b>Responsible Agency</b>
SMA Use Permit (Major)	Department of Planning and Permitting/City Council
Shoreline Setback Variance	Department of Planning and Permitting
Height Variance	Department of Planning and Permitting
Grading/Building Permits	Department of Planning and Permitting

## 4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the proposed project includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

### 4.1 PHYSICAL CHARACTERISTICS

#### 4.1.1 Topography

The site is a nearly flat property, ranging from sea level to just over 40 feet mean sea level (MSL) elevation.

Portions of the property are located in the floodway as delineated on the Federal Flood Insurance Rate Map (FIRM) as shown on Figure 10.

#### *Potential Impacts and Mitigative Measures*

The site has already been extensively modified by past fill activities related to the golf course construction. The proposed improvements will not require any major alterations to the site, including the area closest to the shoreline; therefore no significant impacts to the site topography are anticipated. Structures which are built in the floodway adjacent to the shoreline as delineated on the FIRM will comply with the requirements of Section 7.10-10 of the Land Use Ordinance.

#### 4.1.2 Climate

The average temperatures in Kāhala range from 67 to 83 degrees Fahrenheit with an average annual rainfall of approximately 20 to 35 inches, which ranges seasonally. Trades winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the area.

#### *Potential Impacts and Mitigative Measures*

The proposed project will have no effect on climatic conditions and no mitigative measures are necessary.

#### 4.1.3 Geology

The site is situated on the southeast shoreline of the elongated Ko'olau Mountain Range. The mountain range is believed to have formed during the late Tertiary/early Pleistocene time (between 1 and 12 million years ago). After cessation of the main volcanic activity, erosion reduced the height of the volcanic dome by as much as 1,000 feet. Stream activity cut deep valleys into the



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mountain range. During high stands of sea level, the valleys were infilled with sediment (alluviated) grading to the high sea level stands. (Stearns, 1967)

*Potential Impacts and Mitigative Measures*

According to the geotechnical consultant, Weidig Geoanalysts, it is highly unlikely that the installation of the previously proposed netting poles will cause potential shifting or sinking of surrounding lands or impact the groundwater table. Coconut trees have relatively shallow roots, so it is highly unlikely that the installation of coconut trees will cause potential shifting or sinking of surrounding lands, both immediately or 20 years from now.

**4.1.4 Soils**

There have been three soil suitability studies prepared for Hawai'i whose principal focus have been to describe the physical attributes of land and the relative productivity of different land types for agricultural production. These are: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) Land Study Bureau Detailed Land Classification; and 3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

**Soil Conservation Survey.** According to the *United States Department of Agriculture Soil Conservation Service, Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i, 1972*, the soils on the site are classified predominantly as Kea'au Clay (KmA) (Figure 8).

Kea'au type soils consist of poorly drained soils on coastal plains on the island of O'ahu. These soils developed in alluvium deposited over reef limestone or consolidated coral sand. They are nearly level and gently sloping and range in elevation from 5 to 40 feet. The annual rainfall amounts to 20 to 35 inches. These soils are used for sugarcane and pasture.

The rest of the site is primarily classified as Jaucas sand or JaC and Kawaihāpai stony clay loam or Klab.

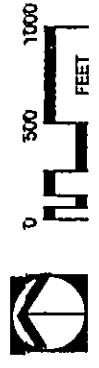
**Detailed Land Classification.** A five-class productivity rating is applied using the letters A, B, C, D, and E, with A representing the class of highest productivity and E the lowest. The physical characteristics of the soils of the property are generally unsuited for most soil-based forms of agriculture. The University of Hawai'i's Land Study Bureau *Detailed Land Classification of O'ahu*, has classified this entire Wai'alae Golf Course as Urban and has not classified this parcel by an agricultural potential rating.

**Agricultural Lands of Importance To The State of Hawai'i.** The State Department of Agriculture *Agricultural Lands of Importance to the State of Hawai'i (ALISH)* system of defining agricultural suitability has not classified the property according to its rating system (Figure 9). All of the property is delineated within the existing urban development boundary; therefore, there are no soils on site classified as "prime agricultural land" or "other important agricultural land".



FIGURE 8  
 SCS Soil Survey  
 WAIALAE COUNTRY CLUB GOLF COURSE

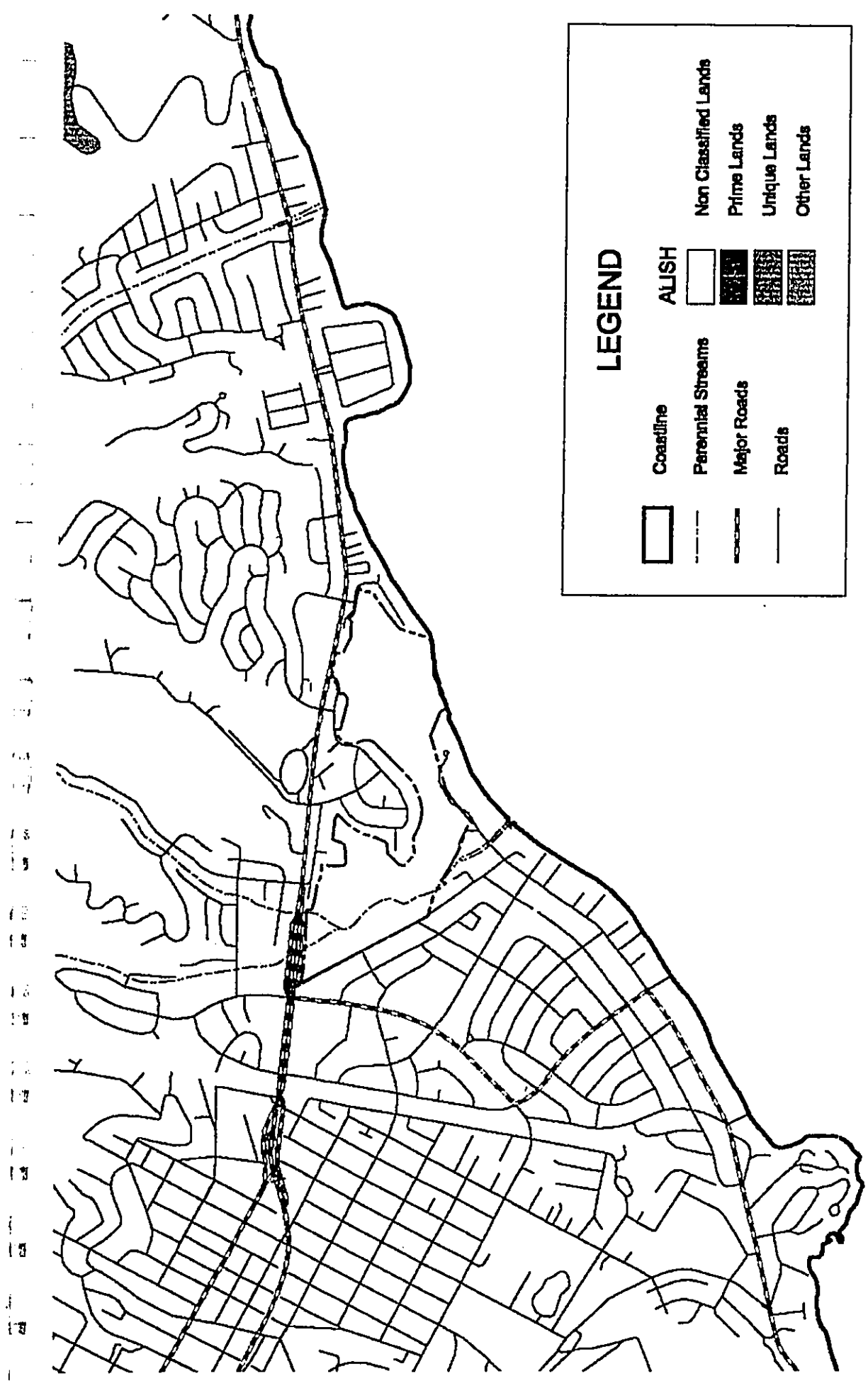
- LEGEND.
- KlaB Kawaihapai Stony Clay Loam
  - KmA Keaau Clay
  - JaC Jaucas Sand
  - WKA Waialua Silty Clay
  - MnC Mamala Stony Silty Clay Loam
  - WaiA Waialae Golf Course Boundaries












Source: Soil Conservation Service



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**LEGEND**

	Coastline		ALISH
	Perennial Streams		Non Classified Lands
	Major Roads		Prime Lands
	Roads		Unique Lands
			Other Lands

 Waialae Golf Course Boundaries

FIGURE 9  
ALISH Map

WAIALAE COUNTRY CLUB GOLF COURSE



Source: Agricultural Lands of Importance to the State of Hawaii



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*Potential Impacts and Mitigative Measures*

The factors of the site limiting its agricultural potential are its urban setting (land value) and current use. Rainfall in the project area is sufficient for soil based agricultural crops. However, other areas within O'ahu and in the state exist where soil conditions are better suited for commercial agriculture.

All grading operations will be conducted in full compliance with dust and erosion control and other requirements of the City and County of Honolulu Grading Ordinance and the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, Section 11-60.1-33 on fugitive dust. Best management practices (BMPs) to mitigate pollutants will be included in the construction plans.

**4.1.5 Drainage**

Surface runoff at the Wai'alae Golf Course sheetflows to the Kapakahi and Waianani streams.

The Flood Insurance Rate Map (Figure 10) shows the following flood designations for the Wai'alae Golf Course:

- Zone A            An area inundated by 1% annual chance of flooding for which no BFEs have been determined.
- Zone AE          An area inundated by 1% annual chance of flooding for which BFEs have been determined.
- Zone X            An area that is determine to be outside the 1% and 0.2% annual chance floodplains.

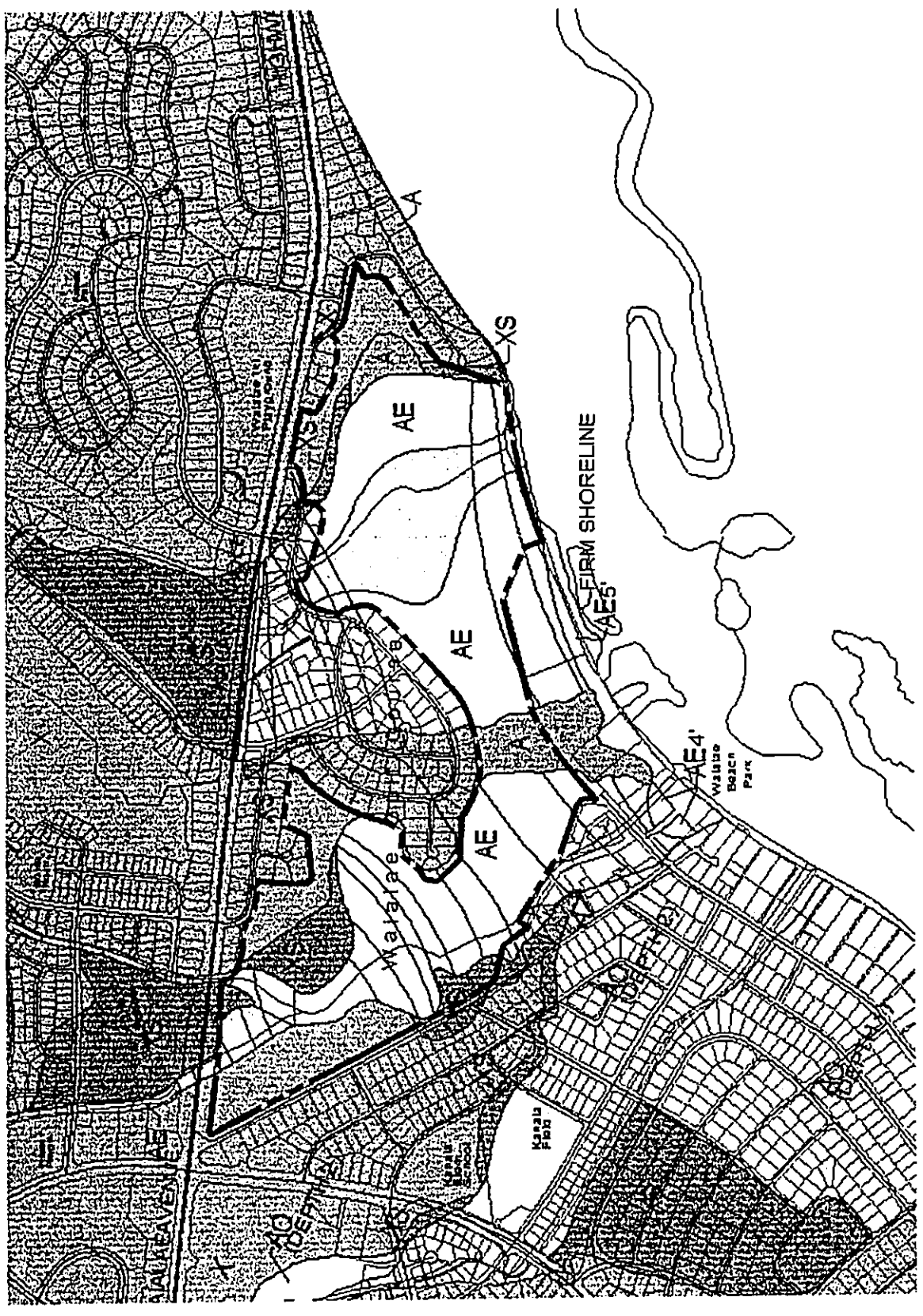
*Potential Impacts and Mitigative Measures*

Any structures which are designed in the flood hazard area as delineated on the Federal FIRM, will comply with the requirements of Section 7.10 - 10 of the City's Land Use Ordinance and in coordination with the requirements of the City and County of Honolulu, Department of Planning and Permitting, Civil Engineering Branch. Should a flood hazard variance become required, an application will be submitted and mitigation for construction impacts will be specified.

The proposed project will have the potential to minimally increase runoff to surrounding areas because impermeable surfaces will be increased by the development (proposed cart path near the 7<sup>th</sup> and 8<sup>th</sup> fairway). However, drainage patterns will not be altered. Flows, which currently sheet flow, will be continue as usual and any additional runoff from the proposed improvements will be directed to the golf course.

The amount of impervious area added by the project is expected to be minute in relation to the larger drainage basin. As a result, changes to the runoff coefficient are expected to be negligible. Therefore, it is concluded that the proposed improvements will not significantly increase the peak discharge to the existing drain system.

Construction work on the site will temporarily expose bare soil and will slightly increase the erosion potential until the improvements are in place. After that, the presence of impermeable surfaces



**LEGEND**

- |  |   |  |   |
|--|---|--|---|
|  | Wai'alae Golf Course Boundaries                 |  | Outside 1% and .2% annual chance flood plains       |
|  | Inundated by 1% annual chance flooding (no BFE) |  | 1% annual chance flooding: flood depths 1 to 3 feet |
|  | Inundated by 1% annual chance flooding (w/BFE)  |  | 1% annual chance flooding: flood depth 4 feet       |
|  | Outside 1% and .2% annual chance flood plains   |  | 1% annual chance flooding: flood depth 5 feet       |

Source: City and County of Honolulu

**FIGURE 10**  
**Flood Insurance Rate Map**  
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(walkways and driveways) and landscaping will reduce the overall rate of erosion. The project specifications will incorporate erosion control requirements to mitigate any negative impacts during construction.

Detailed site specific measures for erosion and sediment control will be specified in the grading plans. Silt laden runoff from the site is anticipated during construction, however, the use of silt fences around the perimeter of the construction area to prevent the silt laden runoff from leaving the site and entering the ocean.

#### **4.1.6 Natural Hazards**

The Hawaiian Islands are associated with volcanic eruption or tectonic movement. None of the proposed improvements will require compliance with the Uniform Building Codes adopted by the City and County of Honolulu.

The State of Hawai'i has been affected twice in the past 17 years by devastating hurricanes, 'Iwa in 1982 and 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record. The project area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes and cyclones.

##### *Potential Impacts and Mitigation Measures*

The project will not exacerbate any hazard conditions.

#### **4.1.7 Flora and Fauna**

The proposed improvements are located on portions of the existing golf course, which is predominately covered by grass and trees planted by the Wai'ala'e Country Club. No threatened and endangered species or species of concern are known to be found on the site.

The usual complement of introduced birds common to the lowlands of O'ahu are expected to be sighted on the golf course, including: the house finch (*Carpodacus mexicanus*), Japanese white-eyes (*Zosterops japonica*), Java sparrows (*Padda oryzivora*), Zebra doves (*Geopelia striata*), spotted doves (*Streptopelia chinensis*), and Red-vented bulbuls (*Pycnonotus cafer*). They are ubiquitous throughout O'ahu and are very conspicuous in their behavior.

Although not encountered, the small Indian mongoose (*Herpestes auropunctatus*), Norway rat (*Rattus norvegicus*), roof rat (*Rattus rattus*), house mouse (*Mus musculus*) and house cat (*Felis catus*) are probably on the WCCGC.

##### *Potential Impacts and Mitigative Measures*

The property has been disturbed in the past, and the existing vegetation consists exclusively of introduced ornamental and alien species. Therefore, the proposed improvements to the golf course should not have a negative impact on the botanical or biological resources.

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**4.1.8 Wetlands and Stream Resources**

The ocean is located near the 7<sup>th</sup> green and 8<sup>th</sup> fairway, which is the site of the proposed permanent paving of an existing grass cart path. The Kapakahi Stream meanders through a portion of the golf course which is not subject of the proposed improvements. This stream discharges to the Wai'alae Beach Park at Maunalua Bay. Kapakahi Stream is an intermittent stream which is not ranked in terms of aquatic resources by the Hawai'i Stream Assessment 1990.

The Waianani stream runs through the eastern portion of the property. This stream is not classified by the Hawai'i Stream Assessment of 1990. The Waianani stream is not affected by the course, as there are bridges built for all crossings.

*Potential Impacts and Mitigative Measures*

The proposed improvements are not located near Kapakahi Stream. The improvements near the #7 green and #8 fairway involve the paving of existing paths leading up to an existing bridge over Waianani Stream. During the construction period, measures will be taken to prevent silt from entering the water bodies as described earlier in the discussion on drainage.

**4.2 HUMAN ENVIRONMENT**

**4.2.1 Archaeological, Cultural, and Historic Resources**

According to their review of the proposed project (Appendix A), the State Historic Preservation Division, (SHPD), finds that: "the Wai'alae Country Club and golf course are partially underlain by Jaucas Sand deposits which are known to contain buried archaeological deposits and human burials. Judging from the soil survey data compiled by the U.S. Department of Agriculture, Soil Conservation Service, the Jaucas Sands are present along the makai third of the golf course, extending under Kāhala Avenue to the shoreline. During the initial development of the hotel area, numerous burials - both historic and traditional - were uncovered."

*Potential Impacts and Mitigative Measures*

As a result, SHPD wrote: "Consequently, we believe that there is a potential for the proposed golf course improvements to have an "adverse effect" on significant historic sites. Therefore, we recommend that a qualified archaeologist conduct on-site monitoring of all ground-disturbing work that penetrates the Jaucas Sands layers. The archaeological monitoring should be carried out in accordance with an approved monitoring plan, as follows:

An archaeological monitoring plan must contain the following specifications: (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found; (2) How the expected types of remains will be documented; (3) How the expected types of remains will be treated; (4) The archaeologist conducting the monitoring has the authority to halt construction in the immediate area of a find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan; (6) What laboratory work will be done on remains that are

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collected; (7) A schedule for report preparation; and (8) Details concerning the archiving of any collections that are made.

Thus, if on-site archaeological monitoring, in accordance with an approved plan, is conducted for all ground-disturbing activities in the Jaucas Sands deposits of the project area, we believe that the proposed golf course improvements will have 'no adverse effect' on significant historic sites." An archaeological monitoring plan will be submitted to SHPD for approval before construction is initiated.

Malcolm Naea Chun, a cultural consultant and long time resident of the area, determined that "nothing can be found in literature or contemporary cultural usage related to fishing, gathering or religious rites that will impact the proposed project."

#### **4.2.2 Traffic and Circulation**

The project site is located in Kāhala, O'ahu, makai of Kalaniana'ole Highway and is accessed from the highway at Keala'olu Avenue and Kāhala Avenue.

Public transportation service (TheBus) is convenient with the # 14 bus line serving the area and the nearest bus stop located two blocks away at Pueo Street. The #14 provides service from St. Louis Heights, around Diamond Head Road, and up to Maunalani Heights.

#### *Potential Impact and Mitigative Measures*

The proposed improvements are not intended to increase membership, nor will it likely to attract more interest in membership. The proposed improvements to the golf course, then, will not generate additional long-term traffic requiring any mitigative measures. The proposed improvements will generate a minimal amount of traffic during construction if any 60-foot coconut tress need to be transported to the site. However, that condition will only be a very short-term duration.

#### **4.2.3 Air Quality**

The WCCGC is subject to trade winds year round. There are no industrial developments upwind of the WCCGC and the only major source of man-made pollution in the region are from the cars traveling on Kalaniana'ole Highway.

#### *Potential Impacts and Mitigative Measures*

Construction of the proposed project will not significantly impact air quality. Vehicular emissions will increase from construction equipment during the short-term construction period. However, State and Federal air quality standards will not be exceeded and no significant adverse impacts are anticipated.



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Mitigation measures available to minimize air quality impacts include dust control measures such as frequent watering during construction and rapid establishment of plant materials once grading is completed. However, should dirt be tracked onto area roadways as a result of the project, wash down will be undertaken to prevent fugitive dust formation. The proposed improvements are not intended to increase membership, nor will it likely to attract more interest in membership. The proposed improvements to the golf course, then, will not generate additional long-term traffic resulting in adversely impacting air quality.

#### **4.2.4 Noise**

Noise in the vicinity of the proposed improvements is generally from traffic on Kāhala Avenue, wind through vegetation and the ocean.

##### *Potential Impacts and Mitigative Measures*

During the construction period, the use of construction equipment is expected to increase the noise levels on the site. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. All work will be monitored to comply with State of Hawai'i Department of Health noise limits. After the proposed paved cartpath along the 8<sup>th</sup> fairway is in place, there may be occasion when hard braking may occur, which will be noisier than when it occurs on grass. On occasion, noise will be created when errant golf balls hit the new coconut trees. The proposed improvements are not intended to increase membership, nor will it likely to attract more interest in membership. The proposed improvements to the golf course, then, will not generate additional golfers resulting in adversely impacting noise conditions.

#### **4.2.5 Visual Resources**

The site was viewed from publicly accessible locations (except from Kāhala Mandarin Oriental Hotel rooms, Kāhala Beach apartments, and residences - which are private property, and from the H-1 Freeway - which is a no stopping/parking zone) and photographs were taken from Laukahi Street on Wai'alae Iki, Halekoa Drive on 'Āinakoā, Kāhala Mall, Kāhala Lookout at Diamond Head, and Keala'olu Street. The driving range is not visible from the shoreline and it is unlikely to view it from the surf break fronting Waialae Beach Park. The golf course is surrounded by homes and/or landscaping (such as along Keala'olu Street) which makes it nearly impossible to view not only the golf course, but also the driving range, and in many cases even the Kāhala Mandarin Oriental Hotel. Thus, when one is driving on Waipahe'e Place, Waiholo Street and Kāhala-Keala'olu Place, views of the golf course (and driving range) are blocked by homes. The existing protective netting around the driving range and employee parking is nearly invisible when viewed from across a fairway (let alone from adjoining properties).

##### *Potential Impacts and Mitigative Measures*

The proposed improvements will not be visible from Keala'olu Avenue, Wai'alae Avenue and Kalaniana'ole Highway. The proposed improvements will generally not be visible to the public except for those residences located along the golf course with views of the driving range and the employee parking lot, and from the Kāhala Mandarin Oriental Hotel and the Kāhala Beach apartments. The proposed netting and coconut trees will not likely obstruct public views of the ocean from Kalaniana'ole Highway as most of the golf course is screened from view (from major

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public thoroughfares) by single-family residences. Photographs of the project site are shown in Figures 11A, 11B, 11C, 11D, 11E and 11F. Figure 11F shows photo composites of views of the mauka and makai sides of the driving range. These two photos were created by merging numerous photos taken at points equidistant from the proposed planting of coconut trees. Then a photo of an existing 60-foot coconut tree on the mauka side of the driving range was "pasted" on the composite photos where each 60-foot coconut tree is expected to be planted. The existing driving range and employee parking lot are currently lined by coconut trees. The visual impact of the proposed improvements to the driving range and employee parking lot, then, will be similar to existing conditions, except that the trees will be taller. The netting itself will be constructed of the same material as the existing netting, which is nearly invisible when viewed from the opposite side of a fairway, let alone from adjoining residential properties. The proposed improvements will generally not result in a noticeably different to the public (from its existing appearance) except for those residences located within view of the golf driving range. The driving range is surrounded by fairways, views of which should not be curtailed by improvements to the driving range.

As shown on Figure 11D, the proposed cart path at the 8<sup>th</sup> fairway will probably not be noticeable because of the existing naupaka bushes which screen views of the golf course from the beach.

#### **4.2.6 Social and Employment Characteristics**

The WCCGC has been in operation since 1927. The golf course averages 70,000 rounds annually, with 1,000+ members, and provides 100 full-time and 45 part-time jobs.

##### *Potential Impacts and Mitigative Measures*

Population. The proposed improvements will result in enhancements to the play and safety of the golf course and will not result in long-term increase in population.

Socio-economic. The WCCGC is the site of the Sony Open, a PGA TOUR sanctioned event. The 1999 and 2000 Sony Opens provided over \$815,000 to local charities.

Employment. The construction of the project will provide short-term employment opportunities. Positive economic impacts from construction related employment will result from the proposed project. The proposed improvements will not generate long-term jobs.

#### **4.2.7 Economic Factors/Government Revenues**

Currently the WCCGC generates state excise taxes on greens fees, cart fees, golf pro shop sales, and other golf related fees but it requires little in the way of government services.

##### *Potential Impacts and Mitigative Measures*

Wai'ala'e Country Club, as the lessee, will expend internal funds to construct the proposed improvements. Sales taxes on building materials will be generated during construction. Also, those employed during construction will generate income taxes.



1. View towards Project Site from Laukahi Street (Waialae Iki).



2. View towards



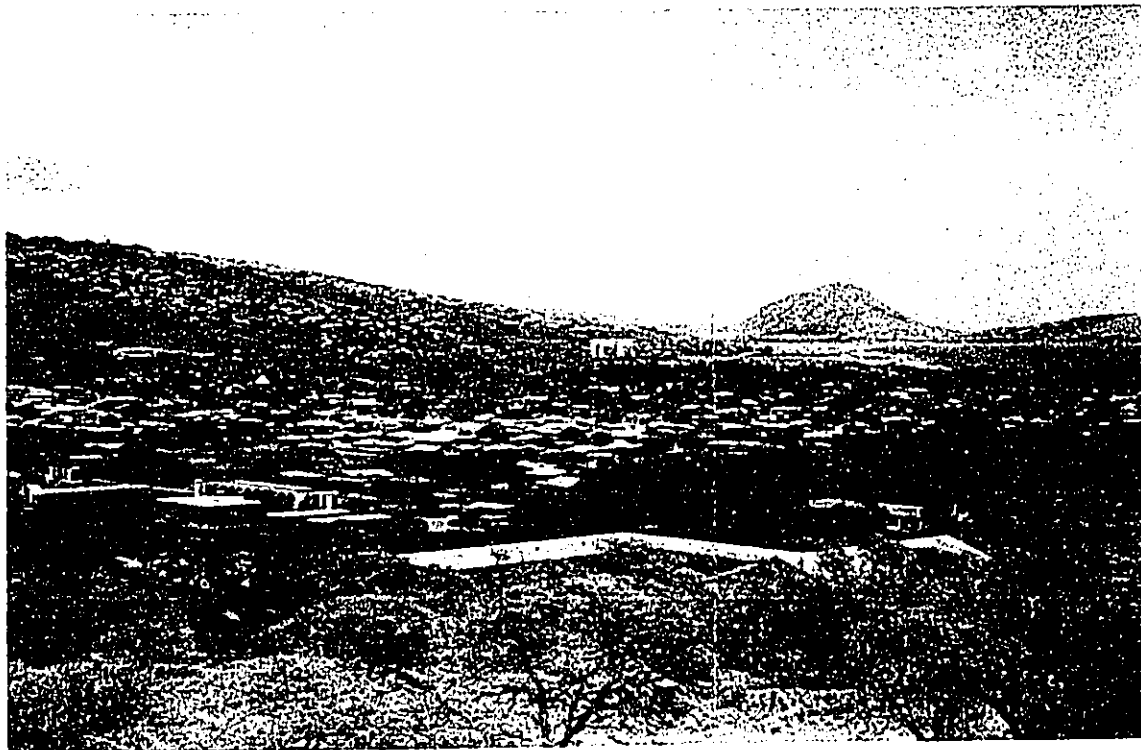
3. View towards Project Site from Kahala Mall.



4. View towards



2. View towards Project Site from Halekoa Drive (Ainakoa).



4. View towards Project Site from Kahala Lookout (Diamond Head).

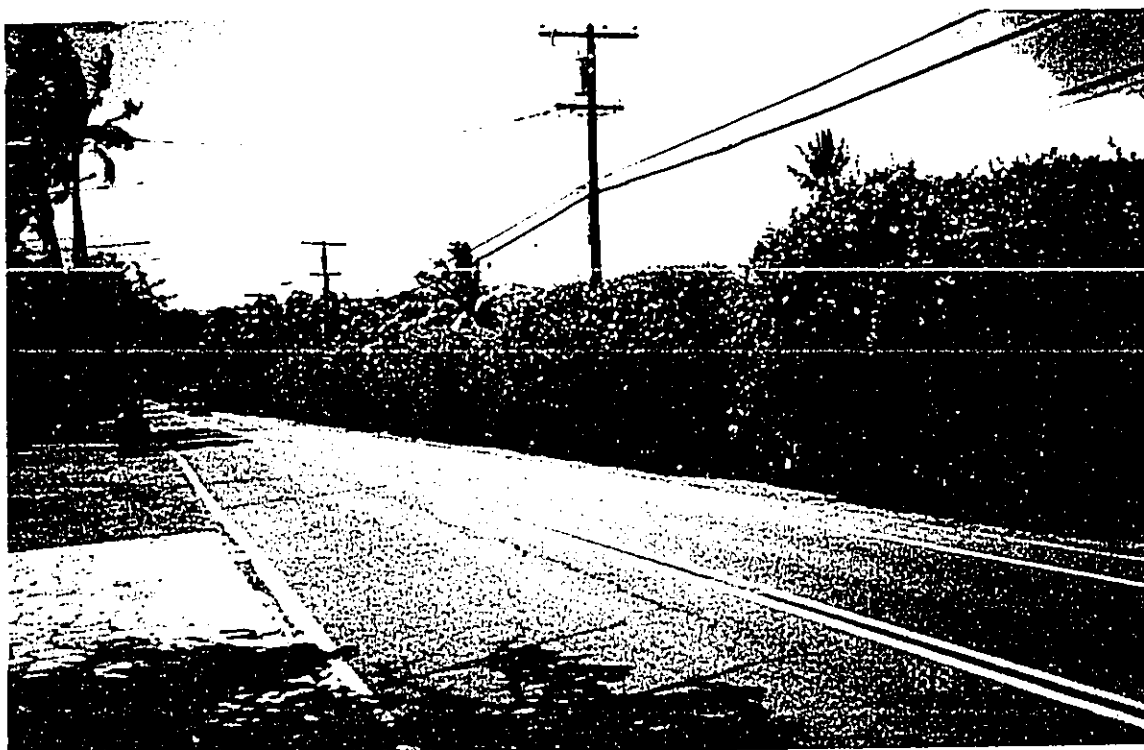
FIGURE 11A  
Site Photographs

WAIALAE COUNTRY CLUB GOLF COURSE

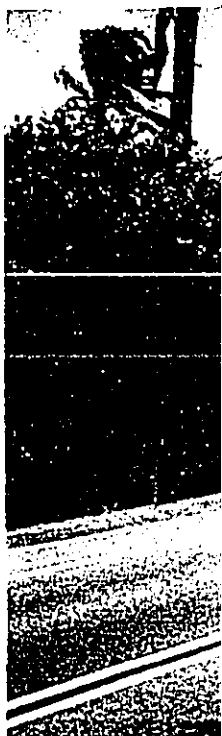
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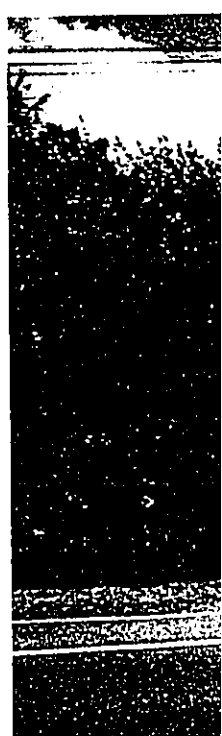
1. Mauka view of landscaping along Kealaolu Avenue.



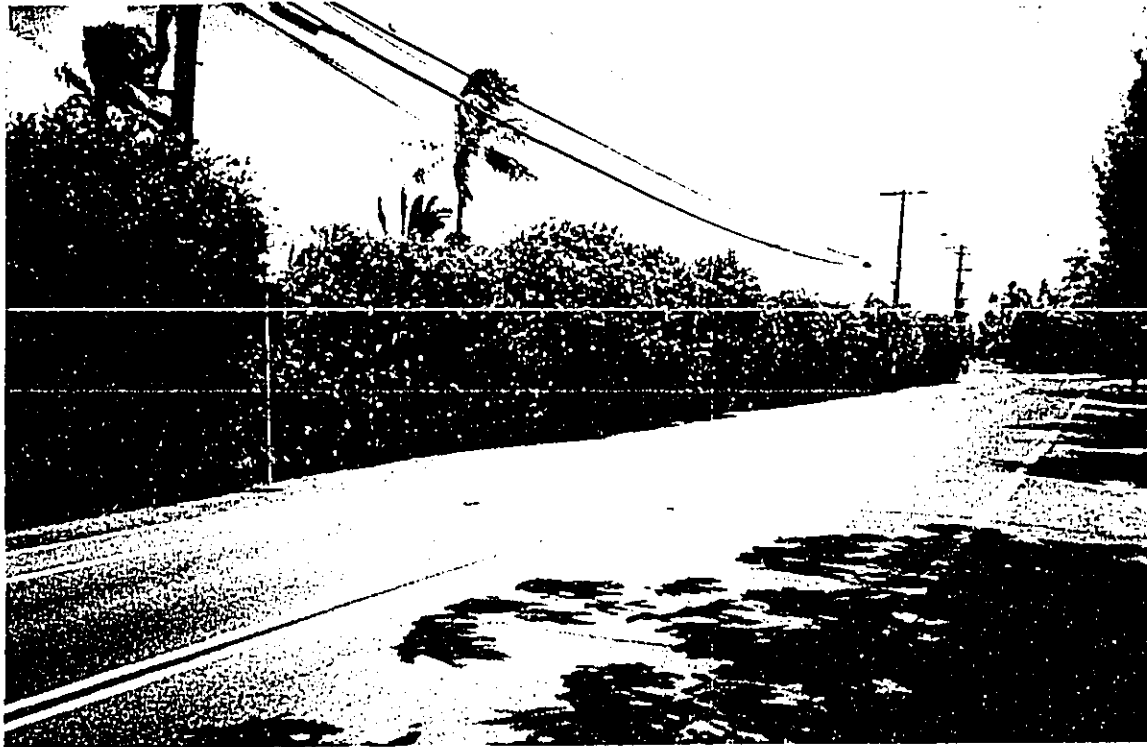
2. Mauka view of la



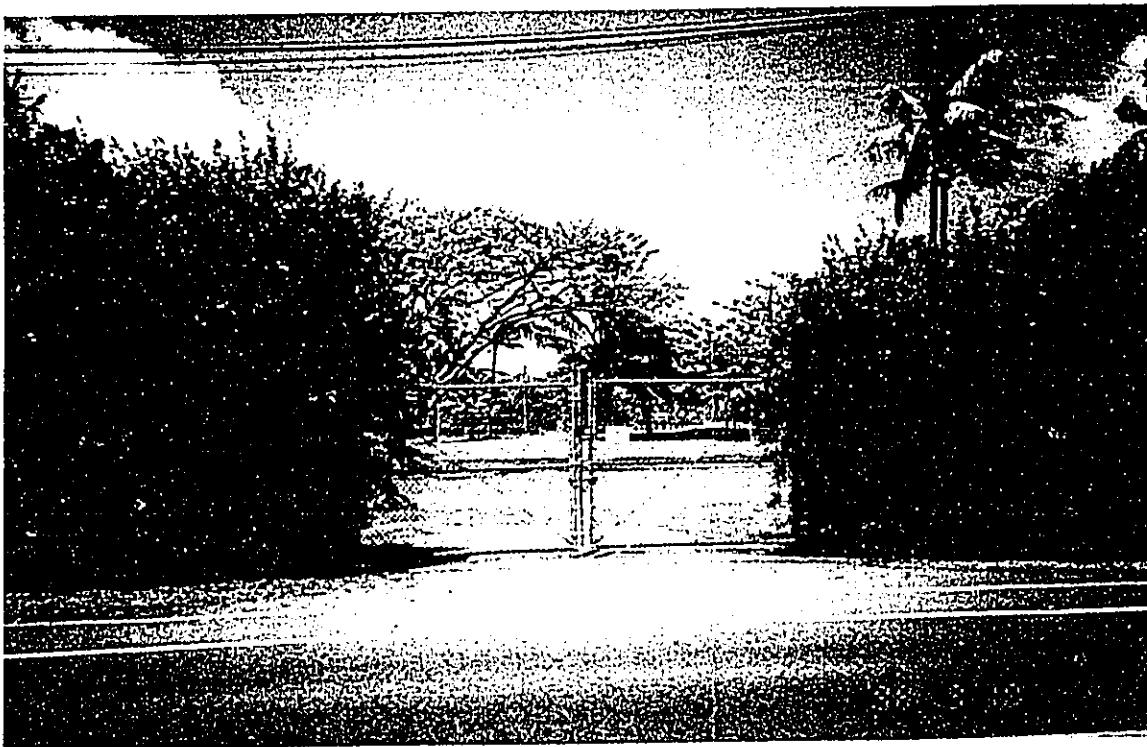
3. Intersection of Kealaolu Avenue and Farmer's Road.



4. Only break in la



2. Mauka view of landscaping along Kealaolu Avenue.



4. Only break in landscaping along Kealaolu Avenue. Golf course beyond.

FIGURE 11B  
Site Photographs

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1. View of driving range from along mauka edge of Fairway #10.



2. View of driving range from along makai edge of Fairway #18.

FIGURE 11C  
Site Photographs

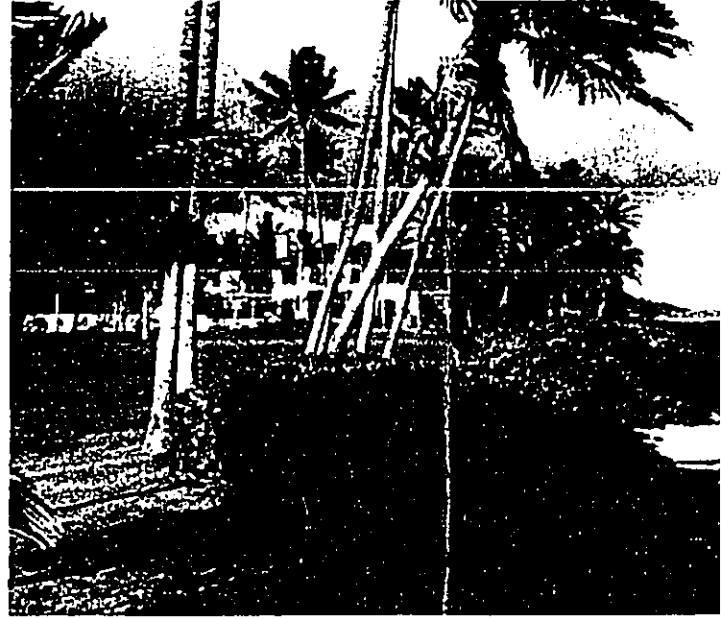
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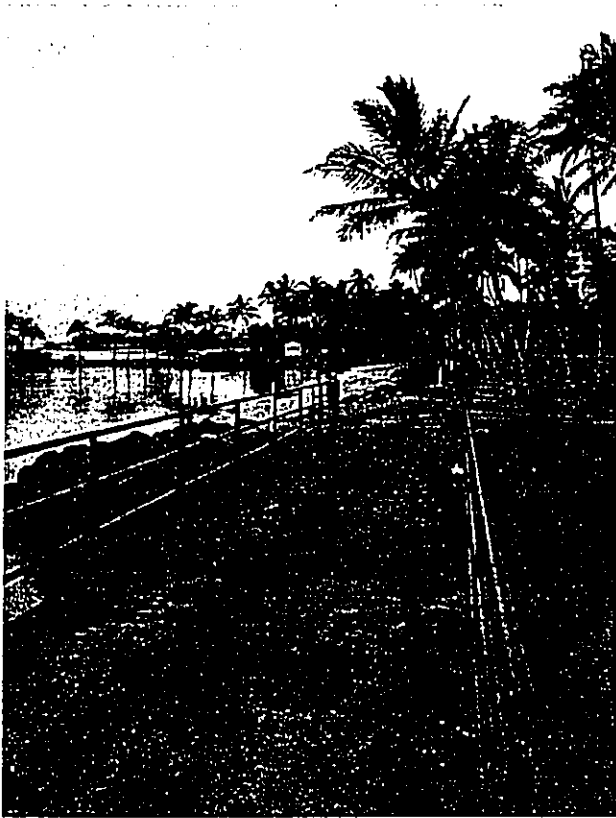




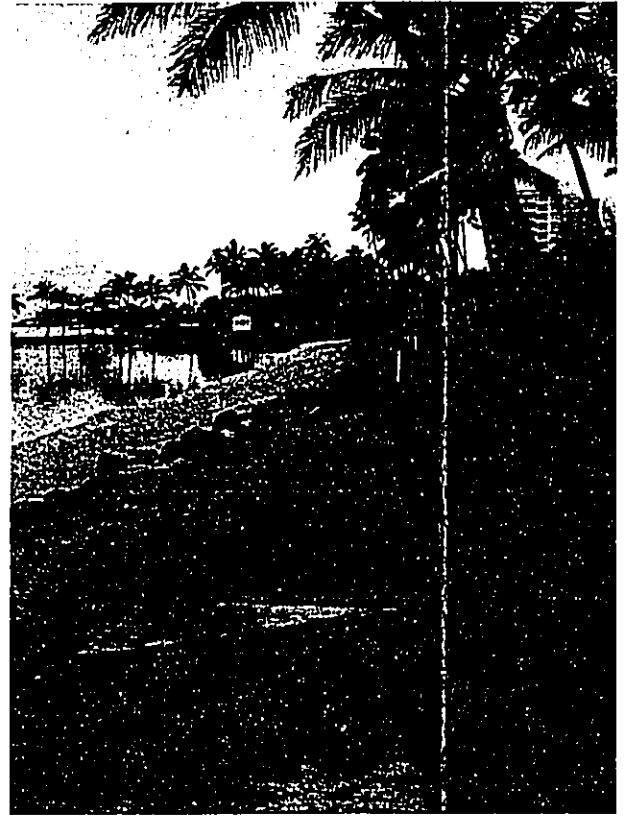
1. View of shoreline along fairway #8, west of Waianui Stream.



2. View of landscaping along fairway #8, east of Waianui Stream.



4. View of proposed cartpath from existing bridge.



5. View of proposed cartpath from existing bridge.





#8, east of Waianui Stream.



3. View of shoreline along fairway #8, east of Waianui Stream.



visiting bridge.

Figure 11D  
Site Photographs

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1. View of driving range from along mauka edge of Fairway #10.



2. View of driving range from along makai edge of Fairway #18.

Figure 11E  
Site Photographs  
WAI'ALAE COUNTRY CLUB GOLF COURSE





1. View of driving range from makai with proposed 60-foot high coconut trees.



2. View of driving range from mauka with proposed 60-foot high coconut trees.



Figure 11F  
Site Photographs  
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During the public review period, a couple of respondents suggested that if the previously proposed safety netting and poles were installed, property values would decline and correspondingly, so would property tax revenues.

#### **4.2.8 Character of the Community**

The golf course was originally built in 1927, long before the surrounding single-family residences, condominiums (Kāhala Beach), and hotel (Kāhala Mandarin) were developed. The residents of the Kāhala area are among the wealthiest on O'ahu and the State, with median household incomes of \$105,223 (as reported in the 2000 census).

##### *Potential Impacts and Mitigative Measures*

The proposed improvements, which are not unusual for a golf course, will enhance the golf course, which has been in place for over 70 years. The golf course is an excellent amenity to surrounding residences, providing a maintained open space (better maintained than a park) and enhancing land values. Although the golf course was in place before the surrounding residential areas, there are several residents who are opposed to the previously proposed safety netting and poles at the driving range and employee parking lot and the previously proposed maintenance path and gate. These individuals include the Board of Directors of the Wai'ala'e Golf Course Community Association and members of the Kuli'ou'ou-Kalani Iki Neighborhood Board No. 2.

#### **4.2.9 Infrastructure**

##### 4.2.9.1 Roadways

There are no improved roadways on the subject property. The project site is accessed directly from Kāhala Avenue which connects to Kalaniana'ole Highway via Keala'olu Avenue.

Traffic impacts have been described in Section 4.2.2.

##### 4.2.9.2 Water System

The WCCGC is surrounded by residential areas serviced by the municipal water system.

##### *Potential Impacts and Mitigative Measures*

The proposed improvements will not increase the residential or daytime visitor population (golfers) to the area, so there should be no long-term increase in water demand. Even though dust generated during construction may be controlled by sprinkling of water, there will be a slight decrease in water demand during construction. The course is not irrigated by municipal water, but rather by a private non-potable well. Also, all the water in construction areas will be turned off during construction to allow vehicles to trek on grassy areas without leaving tire indentations.

##### 4.2.9.3 Wastewater Treatment and Disposal

The WCCGC is surrounded by residential areas serviced by the municipal sewer system.

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*Potential Impacts and Mitigative Measures*

The proposed improvements will not increase the residential or daytime visitor population (golfers) to the area, so there should be no long-term impact on the municipal sewer system.

**4.2.9.4 Drainage Facilities**

Runoff within the golf course presently sheetflows to the adjacent streams in the course, namely the Kapakahi and Waianani streams, or to one of the water features on the golf course or collects in various low points in the golf course.

*Potential Impacts and Mitigative Measures*

The proposed improvements will minimally increase runoff to surrounding areas because impermeable surfaces will be increased by the paving of cart and service paths. Additional drainage runoff will be directed to landscaped areas within the project area. As under current conditions, additional runoff (over current conditions) will percolate into the surrounding lawn or landscaping.

**4.2.9.5 Utilities**

Underground electrical and other communications utilities services for the WCCGC are available from the utility distribution system along Kāhala Avenue. Electric power is available to the site by Hawaiian Electric Industries (HEI) overhead utility lines along Kāhala Avenue.

*Potential Impacts and Mitigative Measures*

The proposed improvements will not have any long-term impacts on public utilities, as no additional golfers will result from the project and there will be no additional demand for electricity and telephone services. There will a very minimal increase in demand for these utilities during construction.

**4.2.10 Solid Waste Disposal**

It is anticipated that most of the solid waste generated from the proposed improvements will consist of leftover construction materials (i.e., concrete, netting, fill, etc.). However, it is anticipated that excess from these types of construction materials will be saved for repairs. Recyclable wastes will be separated and taken to appropriate facilities; the remainder will be disposed through the City and County Refuse Division.

The subject property consists primarily of open space lawn and fairway areas; therefore, construction of the project will require minimal vegetation removal. Should any vegetation be removed from the property during construction, it will be taken to a permitted greenwaste recycling facility. In addition, the developer will ensure that all solid waste generated during the project's construction will be directed to permitted solid waste disposal, processing, or recycling facilities.

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**4.2.11 Public Services**

**4.2.11.1 Fire Protection**

Fire protection is provided by the Wailupe and Kaimukī Fire Station, both located within 5 minutes from the WCCGC.

*Potential Impacts and Mitigative Measures*

There may be an occasional and unavoidable demand for fire protection services associated with the WCCGC. However, the proposed improvements will not have an impact on fire protection services.

**4.2.11.2 Police Protection**

Police protection is provided by the Honolulu Police Station located at 801 South Beretania Street.

*Potential Impacts and Mitigative Measures*

There may be an occasional and unavoidable demand for police protection services associated with the WCCGC, however, it is anticipated that the existing police service will not be affected by the proposed improvements.

**4.2.11.3 Health Care Services**

Various health care services in Honolulu provide primary patient care to adults, women, and children. All facilities currently provide outpatient care. The nearest hospital is Queen's Medical Center in Honolulu approximately 8 to 10 minutes from the project location by ambulance service.

*Potential Impacts and Mitigative Measures*

There may be an unavoidable and occasional need for emergency health care services. However, the proposed project will not have a long-term adverse impact on emergency medical services, since the proposed improvements will not result in an increase in daytime population (more golfers).

**4.2.11.4 Schools**

Schools which serve the project area include Wilson Elementary School, Kāhala Elementary School, Kalani High School and Star of the Sea Private School.

*Potential Impacts and Mitigative Measures*

The proposed projects will not generate new residents nor introduce new school-aged children to the area. Therefore, no demands will be placed on area DOE facilities.

**4.2.11.5 Recreational Facilities**

The project site is within walking distance to the Wai'alae Beach Park.

WAI'ALAE COUNTRY CLUB GOLF COURSE  
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*Potential Impacts and Mitigative Measures*

The proposed projects will not generate new residents to the area. Therefore, no additional demand will be placed on area parks. The proposed improvements will enhance play and safety to the WCCGC, which provides private recreational opportunities.

4.2.11.6 Public Transit

Fixed route bus service is provided through the City Department of Transportation Services, which currently contracts with O'ahu Transit Services (OTS) for operation of TheBus. The OTS also operates the Handi-Van system, which is a demand responsive paratransit service for semi-ambulatory and non-ambulatory persons with disabilities. The WCCGC area is serviced primarily by one bus route, the number 14.

*Potential Impacts and Mitigative Measures*

The proposed projects will not generate new residents to the area. Therefore, no additional demand will be placed on area public transit operations except maybe during construction as construction workers may utilize this form of transportation.



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## 5.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), *the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts.* As such, a number of possible alternatives have been evaluated. It should be noted that the Wai'alaie Country Club asked a driving range consultant, the Tanner Consulting Group, if there are any alternatives to the previously proposed safety nets and poles. The Tanner Consulting Group replied that there are none that would meet the objectives of providing greater safety to golfers and employees. However, due to public concerns expressed about the use of poles, Waialae Country Club has spent over a year studying the feasibility of installing netting on taller coconut trees (than those currently surrounding the driving range).

### 5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the desired goal of better operating the golf course and providing greater safety.

### 5.2 VARIATION OF NO ACTION ALTERNATIVE

During the public review period it was suggested that as an alternative to the previously proposed safety netting and poles, every person on the golf course (including employees in the employee parking lot) be required to wear safety helmets or sign a waiver of liability form. While the wearing of safety helmets would provide better safety to those exposed to errant golf balls for primarily skull injuries, this does protect the wearer from potential eye, facial and other bodily injury. Furthermore, the practicality of golfers, guests and spectators during the Sony Open being provided with and complying to such a requirement is low and not practical. It is also our understanding that the signing of a waiver of liability forms does not necessarily ensure that lawsuits will never be filed, and does not meet the major objective of the proposed taller safety netting, which is to provide greater safety.

### 5.3 INSTALLATION OF NETS ON POLES

As noted elsewhere, it was previously proposed that the taller safety netting be installed on 60-foot high poles but that alternative has been rejected due to some area residents' concerns (Figures 12A and 12B).

### 5.4 TALLER NETS THAN PROPOSED

This alternative involves the installation of taller nets than the currently proposed 60-foot high nets. As previously noted, the higher the nets, the less likely that golfers and golf course staff in the immediate vicinity of the driving range will be hit by errant golf balls. The Tanner Consulting Group estimated that only nets 126 feet high would provide 100 percent protection from errant golf balls. However, it is expected that the visual impact of the previously proposed taller net and previously proposed poles will be unacceptable to many of the surrounding residents. Moreover, it would be impossible to plant coconut trees that would be tall enough to install 126-foot high nets. It is for the above reasons, that the alternative of taller nets than proposed was rejected.



1. View of driving range from along mauka edge of Fairway #10.



2. View of driving range (with alternative safety netting poles.)

Figure 12A

Previous Poles Alternative

WAI'ALAE COUNTRY CLUB GOLF COURSE





1. View of driving range from along makai edge of Fairway #18.



2. View of driving range (with alternative safety netting poles.)

Figure 12B  
Previous Poles Alternative

WAI'ALAE COUNTRY CLUB GOLF COURSE



**WAI'ALAE COUNTRY CLUB GOLF COURSE**  
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**5.5 LOWER NETS THAN PROPOSED**

This alternative involves the installation of lower nets than the proposed 60-foot high nets. The current 40-foot high nets provide an unacceptable level of protection (potentially 50 percent of golf balls are able to leave the driving range), and therefore liability. In general, the higher the nets, the less likely that golfers and golf course staff in the immediate vicinity of the driving range will be hit by errant golf balls. Based on historical background in the design of many other driving range net systems and a study of ball trajectories, Tanner Consulting Group (Designer of golf Course Driving Range Net systems) projects an increase of 20 feet above the current 40-foot high nets is expected to allow fewer than 33 percent of golf balls from leaving the driving range. While it is acknowledged that 60-foot high nets will not negate all hazards from errant golf balls, it is felt that the proposed raising of the nets will provide greater safety, while minimizing the visual impact of taller net heights.

**5.6 CLOSING THE DRIVING RANGE**

One of the suggestions during the public review period was to close the driving range entirely. However, this alternative would not meet the objective of providing a safer driving range, and does not entitle Wai'ala'e Country Club the reasonable use of its property.

**5.7 OTHER AREAS OF THE GOLF COURSE**

The proposed improvements are specific to the existing golf course. For instance, the permanent paving of the "unofficial" cart path on the 7<sup>th</sup> and 8<sup>th</sup> holes addresses tread wear specific to that area of the golf course. Also, the land area of the golf course is limited, and there are no alternate sites for the relocation of the driving range (which operationally is best located near the golf pro shop, and starter, and from a visual impact standpoint is best located near the center of the golf course). As stated in the Finding of Fact, Conclusions of Law, and Decision and Order of the Zoning Variance (No.93/VAR-66), "unfortunately other available spaces are unsuitable, since they may increase proximity to residential areas, or merely transfer the problem to other fairways. For this reason, relocation of the driving range is not feasible. Moreover, the present location may be the most suitable, since it is set back over 200 feet from the nearest residential uses."

**5.8 LANDSCAPING ALTERNATIVE**

During the public review period, it was suggested that vertical wiliwili trees could be planted instead of the previously proposed raising of the nets on poles as a means or better protecting golfers from errant golf balls from the driving range. While these trees grow to as tall as 60 feet, a thick hedge of wiliwili would actually have a greater visual impact than netting, since the current netting is nearly invisible when viewed across a fairway, while a hedge of vertical wiliwili could be viewed as a hedge or wall 60-feet high (Figure 13). In previous years, the WCCGC actually planted wiliwili trees for that very purpose and many still remain. However, due to constant pummeling by golf balls, their natural growth has been severely curtailed.

**5.9 TOP COVERING FOR DRIVING RANGE**

During the public review period, it was also suggested that as an alternative to the previously proposed netting on 60-foot high poles, a top covering could be added to the driving range as is



1. View of driving range from along makai edge of Fairway #18 with alternative safety netting poles.



2. Vertical Wiliwili Alternative

Figure 13A  
Vertical Wiliwili Alternative

WAI'ALAE COUNTRY CLUB GOLF COURSE





1. View of driving range from along makai edge of Fairway #18 with alternative safety netting poles.



2. Vertical Wiliwili Alternative.

Figure 13B

Vertical Wiliwili Alternative

WAI'ALAE COUNTRY CLUB GOLF COURSE



**WAI'ALAE COUNTRY CLUB GOLF COURSE**  
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common in driving ranges in urban Japan. While it is true that many driving ranges in urban areas in Japan do have a top covering, most if not all of these driving ranges are double-decker (because of high land prices). Thus, in order to provide safety to surrounding properties from miss-hits from the higher deck, many of the driving ranges have a top covering. To add a covering over the driving range will require a number of supporting strands to keep the covering from sagging (and reducing the effective height of netting). These supporting strands must be high tension and to support these high-tension strands, some sort of poles will have to be installed. So this alternative is not likely to obviate the need for poles.

**5.10 USE OF TRELLIS INSTEAD OF NETTING TO PROTECT EMPLOYEE PARKING LOT**

During the public review period, it was also suggested that instead of lengthening the height of the netting surrounding the employee parking lot, that a trellis be built over the parking lot, and additional netting be added over the trellis to protect the parking lot. This alternative would meet the objective of providing protection of life and property within the employee parking lot from errant golf balls. This alternative would result in slightly higher maintenance costs as the trellis netting will probably collect fallen leaves and branches and would have to be cleaned. While this alternative would probably provide better protection from the sun, it may make the parking lot darker, which may pose security concerns (although a security guard is usually present across the street). The installation of a trellis net would also limit the height of vehicular traffic through this entry and exit of the golf course, and to the golf course maintenance area. Also, a tall trellis may cause greater visual impacts to some neighboring residents.

## 6.0 DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, every phase and expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, a finding of no significant impact has been found as summarized in this section.

### 6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) **Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The area of the project has been used for a golf course since 1927 and does not serve as a critical habitat to endangered plant or animal species. The proposed project involves minor improvements to the golf course and does not represent a loss or destruction of any natural resources. In regards to cultural resources, the State Historic Preservation Division believes that with archaeological monitoring during construction, the golf course improvements would have "no adverse effect" on significant historic sites.

As such, the project should have "no effect" on historic resources. However, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in compliance with the requirements of the Department of Land and Natural Resources.

- (2) **Curtails the range of beneficial uses of the environment;**

The proposed improvements are located on a golf course, which in its present state provides open space and private recreation in an area surrounded by residential and hotel use. The proposed improvements will enhance the golf course and will not curtail the range of beneficial uses of the golf course.

- (3) **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.



**WAI'ALAE COUNTRY CLUB GOLF COURSE**  
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**(4) Substantially affects the economic or social welfare of the community or state;**

The proposed improvements to the golf course enhance its attractiveness as the site for the Sony Open, which in its first two years raised approximately \$815,000 for various charities in the State of Hawai'i, attracted visitors to Hawai'i, increased visitor spending and increased excise taxes.

**(5) Substantially affects public health;**

Impacts to public health may be temporarily affected by air and noise impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive economic, social, safety, and quality of life benefits associated with the project.

**(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;**

The proposed improvements are to an existing golf course, and after completion, will not result in attracting more play (and an increase in daytime visitors) and accompanying traffic to the area.

The proposed improvements will not place additional infrastructure demands on existing roads, water, and sewer drainage systems.

In addition, the construction of the proposed improvements will generate new sources of direct and indirect revenue for individuals and the State of Hawai'i (through income and excise taxes) by providing construction employment opportunities.

**(7) Involves a substantial degradation of environmental quality;**

The proposed improvements will occur on small portions of the existing golf course and is not expected to degrade environmental quality on-site or in the surrounding neighborhood. The property was previously extensively modified and today lacks any significant natural resources. Appropriate best management practices will provide safeguards for protection of water quality during the short-term construction period.

**(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

While the proposed improvements are limited, they represent enhancements to a golf course already in place.

**(9) Substantially affects a rare, threatened or endangered species or its habitat;**

The U.S. Fish and Wildlife Service has not classified WCCGC as a major waterbird habitat in the Hawaiian Waterbirds Recovery Plan (1985).

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**(10) Detrimentially affects air or water quality or ambient noise levels;**

Any possible impact to the adjacent shoreline will be minimized and mitigated by the establishment of on-site detention of runoff during the construction phases of development. After development, detention areas will serve the same function to encourage recharge of the groundwater. BMPs will be implemented for water quality protection to the extent practicable. Minimal impacts on air quality and noise are anticipated during construction, but will be limited by appropriate construction practices (i.e., mufflers, water wagons, construction during daylight hours only, etc.).

**(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The proposed improvements will occur on a golf course which is subject to occasional coastal and inland flooding. However, an open space use such as golf course is the best use of land in such areas. It is possible that the proposed improvements may someday suffer damage from tsunami inundation, but it should be noted that the improvements are relatively minor in value, and involve recreational and not residential use.

**(12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The proposed driving range and employee parking netting on taller coconut trees is not expected to impact long views of the ocean or any ridge lines in the area. The proposed improvements will not be visible from Keala'olu Avenue, Wai'ala'e Avenue, Kāhala Mall and most of Kalaniana'ole Highway. The visual character of the area will remain open space (golf course).

The County's *Coastal View Study* (Chu 1987) recognizes the makai views from along a couple of sections of Kalaniana'ole Highway as significant. However, none are specifically noted directly mauka of the golf course.

"Due to the heavy traffic along Kalaniana'ole Highway, walls at front property lines are a common theme, creating a corridor effect along the highway. Landscape plantings, median strip plantings and several open spaces (parks, Kalani High School and the Wai'ala'e Golf Course) help to soften this effect and provide a moderate sense of visual unity to the corridor."

The East Honolulu Sustainable Communities Plan states: "the Wai'ala'e Country Club demonstrates how a golf course in an urban or suburban setting can preserve a significant viewplane, in this case the mauka-to-makai vista from Kalaniana'ole Highway." These viewpoints are shown on Map A-1 of the East Honolulu Sustainable Communities Plan. However, from these viewpoints, the driving range is not visible.

The golf course is visible from the Koko Head-bound lanes of Kalaniana'ole Highway, but due to high-posted speeds, the proposed driving range and employee parking netting should not be visible from the raised portion of the highway. In fact, the Kāhala Mandarin Oriental Hotel, a 10-story structure attracts the eye when viewing in the direction of the golf course. Thus, the proposed improvements will not "substantially affect" scenic vistas and view planes identified in county or state plans or studies.

**WAI'ALAE COUNTRY CLUB GOLF COURSE  
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**(13) Requires substantial energy consumption.**

Construction of the proposed improvements will not require substantial energy consumption. Once completed the proposed improvements to the golf course will not consume energy (i.e., electricity and gas). The use of paved cart paths would conserve energy by reducing the energy, labor, materials and equipment to maintain grass travel ways. The improved driving range barrier would conserve energy by limiting the range of stray range balls (which would have to be picked up). Fewer tears in the netting would result in longer life to each net installation and reduce the need for replacement netting and equipment (and the energy required to construct and install the netting).

**6.2 DETERMINATION**

On the basis of the above criteria, and the discussion of impacts and mitigative measures contained in this document, it is anticipated that the proposed projects will not have a significant effect on the environment.

WAI'ALAE COUNTRY CLUB GOLF COURSE  
Final Environmental Assessment

## 7.0 REFERENCES

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- Chu M. and R.B. Jones, 1987. *Coastal View Study*. Prepared for City and County of Honolulu, Department of Land Utilization. Honolulu, Hawai'i.
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## 8.0 COMMENTS AND RESPONSES

The public comment period as required by Chapter 343, Hawai'i Revised Statutes, on the Draft EA resulted in the following responses. The comments and our responses are included in this section. In addition, the Department of Planning and Permitting extended the public comment period and requested that responses be prepared for any correspondence received on the SMA Use Permit, Shoreline Setback Variance and Height Variance applications. It should also be noted that there has been no objection to the proposed cart path along #7 and #8.

### 8.1 COMMENTS RECEIVED ON THE DRAFT EA AND ON PERMIT APPLICATIONS

#### State

Department of Health  
Department of Land and Natural Resources, Historic Preservation Division  
Department of Land and Natural Resources, Land Division  
Office of Environmental Quality Control  
Representative Barbara Marumoto

#### County

Councilmember Duke Bainum  
Department of Customer Services  
Department of Planning and Permitting  
Kuli'ou'ou-Kalani Iki Neighborhood Board No.2

#### Organizations

Life of the Land  
Sierra Club  
Wai'alae Golf Course Community Association

#### Individuals

Jim & Perseka Cannell  
John Goss  
Ira Helfer  
Richard Ingersoll  
Morris & Judy Kunita  
Leah Rowland  
Sheriden Spangler  
Edward Sultan  
Keaton Woods  
Russell Yamamoto

**WAI'ALAE COUNTRY CLUB GOLF COURSE  
Final Environmental Assessment**

**8.2 DRAFT EA COMMENT LETTERS AND PERMIT APPLICATIONS LETTERS  
AND THE APPLICANT'S RESPONSES**

The following section includes letters responding to the Draft EA (and comments on the SMA Use Permit, Shoreline Setback Variance, and Height Variance applications) and the Applicant's responses.

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BERNARD L. CANTLAND  
GOVERNOR OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. BOX 3378  
CITY & COUNTY OF HONOLULU HONOLULU, HAWAII 96801

SHEILA S. LAMARCA, M.D., M.P.H.  
DIRECTOR OF HEALTH

In reply, please refer to the  
File #

September 23, 2000

00-152/epo

Mr. Randall Fujiki, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Subject: Special Management Area Use Permit (2000/SHA-42)  
Shoreline Setback Variance (2000/SV-10)  
Zoning Variance (2000/VAR-38)  
Waialae Country Club  
4997 Kahala Avenue  
Honolulu, Hawaii  
TMK: 3-5-23:1

Thank you for allowing us to review and comment on the subject permit application and variances. We do not have any comments to offer at this time.

Sincerely,

GARY GILL,  
Deputy Director  
Environmental Health Administration

# KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Gary Gill, Deputy Director  
State of Hawaii  
Department of Health  
Environmental Health Division  
P.O. Box 3378  
Honolulu, HI 96801

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; portion of 1

Dear Mr. Gill:

We have reviewed your letter dated September 23, 2000 to the Department of Planning and Permitting. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. We thank the Department for its review on the subject permit application and variances, and note that the Department does not have any comments to offer at this time.

Sincerely,

Kauaihioua & Chun Architects

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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KAWAIIHAO PLAZA HALE MAUKA  
567 SO. KING STREET SUITE 101  
HONOLULU, HAWAII 96813

Phone (808) 326-2283  
Fax (808) 399-4723

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Gary Gill, Deputy Director  
State of Hawaii  
Department of Health  
Environmental Health Division  
P. O. Box 3378  
Honolulu, Hawaii 96801

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Gill:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 23, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaihihaka & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

KAWAIAHAO PLAZA HALE MAUIKA  
567 SO. KING STREET, SUITE 105  
HONOLULU, HAWAII 96813

Phone (808) 575-2383  
Fax (808) 599-4723

Mr. Gary Gill, Deputy Director  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 23, 2003  
Page 2

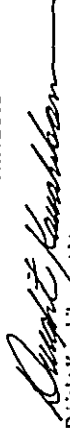
In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 23, 2000 to the Department of Planning and Permitting and our response, and we believe our original response to you is unchanged. Although your letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we included your letter in the Final Environmental Assessment. We thank the Department for its review on the subject permit application and variances.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauaihihaka, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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THOMAS L. GIBBARD  
CHAIRMAN  
BOARD OF LAND AND NATURAL RESOURCES

JAMIE E. KAWAHO

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HISTORIC PRESERVATION DIVISION  
501 KAMOKILA BUILDING, ROOM 555  
501 KAMOKILA BLVD  
HONOLULU, HI 96813

ADJUTANT GENERAL  
STATE OF HAWAII  
PLANNING AND ZONING DIVISION  
501 KAMOKILA BUILDING, ROOM 555  
501 KAMOKILA BLVD  
HONOLULU, HI 96813

August 23, 2000

Randall K. Fujiki, Director  
Department of Planning and Permitting  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

LOG NO: 26038 ✓  
DOC NO: 0008E08

Dear Mr. Fujiki:

**SUBJECT:** Chapter 62-42 Historic Preservation Review - Special Management Area Use Permit No. 2000/SMA-42 shoreline setback Variance No. 2000/SV-10; and Zoning Variance No. 2000/VAR-38  
Waialea, Kooea, O'ahu  
TMK: 3-5-23:001

Thank you for the opportunity to comment on the proposed SMA permit, shoreline setback variance and zoning variance for the relocation of driving range safety net, new cart path and new maintenance path and related driveway improvements at Waialea Country Club.

The DEA dated July 2000, includes our comments to PBR requesting that on-site archaeological monitoring occur for all ground-disturbing work that penetrates Juncus sand layers. We believe that if archaeological monitoring occurs in accordance with an approved archaeological monitoring plan, the golf course improvements would have "no adverse effect" on significant historic sites.

We cannot comment further on the permit applications at this time. To date, we have not received for review and acceptance the archaeological monitoring plan.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdain at 693-4077.

Aloha,  
  
DON HIBBARD, Administrator  
State Historic Preservation Division

SEP 17 9 17 AM '00

# KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Don Hibbard, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Historic Preservation Division  
Kakuhikewa Building, Room 555  
501 Kamokila Boulevard  
Kapolei, HI 96707

**SUBJECT:** DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; portion of 1

Dear Mr. Hibbard:

We have reviewed your letter dated August 23, 2000 to the Department of Planning and Permitting. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. Please be assured that we will submit an archaeological monitoring plan for your approval before construction is initiated.

Sincerely,

Kauaihihka & Chun Architects

Dwight Kauaihihka, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1980.01 Use Historic Preservation Division word

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

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

## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAU'UHI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Ms. Holly McEldowney, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Historic Preservation Division  
Kakuhihewa Building, Room 555  
501 Kamohiia Boulevard  
Kapolei, HI 96707

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Ms. McEldowney:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. Your predecessor sent a letter dated August 23, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

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

Phone (808) 576-1233  
Fax (808) 599-1723

Ms. Holly McEldowney, Administrator  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 2

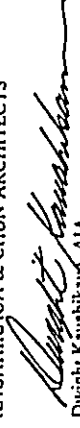
In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 23, 2000 to the Department of Planning and Permitting and our previous response, and we believe our original response to you is unchanged. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. As noted in this letter and our previous response, please be assured that we will submit an archaeological monitoring plan for your approval before construction is initiated. We thank you for your review and comments.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight KauaiKawa, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION

P.O. BOX 621

HONOLULU, HAWAII 96809

August 1, 2000

AGRICULTURE DEVELOPMENT PROGRAM  
PUBLIC RESOURCES  
PLANNING AND PERMITTING  
CONSERVATION AND RESTORATION  
RESOURCES ENFORCEMENT  
CONTRACTS  
DEVELOPMENT  
LAND DIVISION  
LAND ENFORCEMENT  
PLANNING  
WATER RESOURCE MANAGEMENT

DWIGHT PAU'UHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

**KAUAHIKAUA & CHUN / ARCHITECTS**

March 12, 2001

Mr. Dean Y. Uchida, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, HI 96809

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: portion of 1**

Dear Mr. Uchida:

We have reviewed your letter dated August 1, 2000 to the Department of Planning and Permitting. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. We thank you for the information provided on the Certification of the Shoreline.

Sincerely,

Kauhikaua & Chun Architects

*Dwight Kauhikaua*  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990.0110LNR Lead Division word

KAWAIIHAO PLAZA HALE MAUKA  
567 SO. KING STREET SUITE 101  
HONOLULU, HAWAII 96813

Phone (808) 526-7283  
Fax (808) 599-4723

Ref.: SMP2000/SHA42.RC6.

Honorable Randall K. Fujiki, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

**SUBJECT: I.D.: SMP 2000/SHA-42 SV 2000/SV-10 and VAR 2000/VAR-38**  
Waiialae Country Club 4997 Kahala Avenue, Waiialae  
TMK: 1" / 3-5-023: 001 - Island of Oahu, Hawaii

Thank you for the opportunity to review and comment on the subject matter.

A review of our shoreline records for the subject property confirms that the Chairperson certified the shoreline on May 11, 1992. The shoreline certification is good for one (1) year from the date stamped on the shoreline survey map. Please be informed that we are currently processing another application for Certification of the Shoreline. Public Notice of the Certification of the Shoreline is scheduled for publication in the August 8, 2000 Environmental Bulletin. The 20-day appeal period will end on August 28, 2000.

The Department has no other comment to offer on the subject matter at this time. Should you have any questions, please feel free to contact Nicholas Vaccaro of the Land Division's Support Services Branch at 808-587-0438.

Very truly yours,

*Dean Y. Uchida*  
DEAN Y. UCHIDA  
Administrator

C: Oahu District Land Office

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Ms. Dierdre S. Mamiya, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Land Division  
P.O. Box 621  
Honolulu, HI 96809

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TNK: 3-5-23: PORTION OF 1**

Dear Ms. Mamiya:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. Your predecessor sent a letter dated August 1, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole

KAWAHAHO PLAZA, HALE MAUKA  
567 SO. KING STREET, SUITE 106  
HONOLULU, HAWAII 96813

Phone (808) 526-1253  
Fax (808) 596-4723

Ms. Dierdre S. Mamiya, Administrator  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TNK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

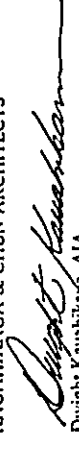
and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 1, 2000 to the Department of Planning and Permitting and our previous response, and we believe our original response to you is unchanged. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. We thank you for the information provided on the Certification of the Shoreline. An updated shoreline survey map is currently being prepared for an application for Certification of the Shoreline. We thank you for your review and comments.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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AUG 23 '00 11:11AM KAUHAIKUAU & CHUN (888) 599-4723

P.4/5

AUG 23 '00 11:11AM KAUHAIKUAU & CHUN (888) 599-4723  
UNOFFICIAL VERSION

P.5/5

BENJAMIN J. CAYETANO  
Director



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

275 SOUTH BERTLAND STREET  
SUITE 1103  
HONOLULU, HAWAII 96813  
TELEPHONE: 595-5418  
FACSIMILE: 595-4118

RECEIVED

AUG 23 '00

August 22, 2000

Kauai, Hawaii & Chun

Mr. Allen Lum, General Manager  
Waialae Country Club  
4997 Kahala Avenue  
Honolulu, Hawaii 96816

Dear Mr. Lum:

We have reviewed the draft environmental assessment for the Waialae Country Club Golf Course Improvements, Kahala, District of Honolulu, Island of Oahu, TMK 3-5-23; portion 1, and offer the following comments for your consideration and response.

1. CONSULTATION WITH NEIGHBORS: We have received complaints from residents near to your project concerning the need to disclose:
  - a. The efficacy and aesthetics of using of trees over netting;
  - b. The height of the proposed netting in relation to any county-imposed height limits; and
  - c. Design details for the 1,280-foot long by 12-foot wide maintenance path near hole number 9 as well as drainage (ponding) or erosion impacts (if any).
 Consult with neighboring property owners on your project plans and include the results of the consultation in the environmental assessment.
2. CULTURAL IMPACTS - Act 50, Session Laws of Hawaii, 2000 (enclosed) amended the definition of "significant effect" to consider actions that may adversely affect "the economic welfare, social welfare, or cultural practices of the community and State." Please consult with the Office of Hawaiian Affairs and knowledgeable cultural practitioners in the area to determine if the proposed action may have an adverse effect on any cultural practices (shoreline gathering or fishing, religious rites, etc.) and report the results of your consultations in the final environmental assessment.

If there are any questions, please call Leslie Segundo at 586-4185. Thank you for the opportunity to comment.

Sincerely,

*Genevieve Salmonson*  
GENEVIEVE SALMONSON  
Director

Enclosure

cc Mr. Dwight P. Kauhikaua, A.L.A., Kauhikaua & Chun Architects  
Mr. Steve Tagawa, City and County of Honolulu, Department of Planning and Permitting

HOUSE OF REPRESENTATIVES  
TWENTIETH LEGISLATURE, 2000  
STATE OF HAWAII

H.B. NO. 2893 H.D. 1

A BILL FOR AN ACT  
RELATING TO ENVIRONMENTAL IMPACT STATEMENTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that there is a need to clarify the preparation of environmental assessments or environmental impact statements should identify and address effects on Hawaii's culture, and traditional and customary rights.

The legislature also finds that native Hawaiian culture plays a vital role in preserving and advancing the unique quality of life and the "aloha spirit" in Hawaii. Articles IX and XII of the state constitution, other state laws, and the courts of the State impose on government agencies a duty to promote and protect cultural beliefs, practices, and resources of native Hawaiians as well as other ethnic groups.

Moreover, the past failure to require native Hawaiian cultural impact assessments has resulted in the loss and destruction of many important cultural resources and has interfered with the exercise of native Hawaiian culture. The legislature further finds that due consideration of the effects of human activities on native Hawaiian culture and the exercise thereof is necessary to ensure the continued existence, development, and exercise of native Hawaiian culture.

The purpose of this Act is to: (1) Require that environmental impact statements include the disclosure of the effects of a proposed action on the cultural practices of the community and State; and (2) Amend the definition of "significant effect" to include adverse effects on cultural practices.

SECTION 2. Section 343-2, Hawaii Revised Statutes, is amended by amending the definitions of "environmental impact statement" or "statement" and "significant effect", to read as follows:

"Environmental impact statement" or "statement" means an informational document prepared in compliance with the rules adopted under section 343-6 and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic [and] welfare, social welfare, and cultural practices of the community and State, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects and alternatives to the action and their environmental effects.

The final statement filed for public review shall be referred to as the draft statement and shall be distinguished from the final statements which is the document that has incorporated the public's comments and the responses to those comments. The final statement is the document that shall be evaluated for acceptability by the respective accepting authority.

"Significant effect" means the sum of effects on the quality of the environment, including actions that irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, are contrary to the State's environmental policies or long-term environmental goals as established by law, or adversely affect the economic [or] welfare, social welfare[,] or cultural practices of the community and State."

SECTION 3. Statutory material to be repealed is bracketed. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

Approved by the Governor as Act 50 on April 26, 2000

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK: 3-5-23: portion of 1**

Dear Ms. Salmonson:

We have reviewed your letter dated August 22, 2000, regarding the Draft Environmental Assessment (DEA) for the Waiiale Country Club Golf Course. Please note that the Waiiale Country Club has decided to drop the proposed paving of a maintenance path along the 9<sup>th</sup> fairway. This will be reflected in our responses to public review comments and in the Final Environmental Assessment. We offer the following responses:

### 1. CONSULTATION WITH NEIGHBORS

- a. The efficacy and aesthetics of using trees over netting will be discussed in Section 5.0; "Alternatives to the Proposed Action," of the Final Environmental Assessment.
- b. The height of the proposed netting in relation to county-imposed height limits was discussed in Sections 1.1, 3.2.3 and 3.3 of the Draft Environmental Assessment.
- c. As noted above, the maintenance path is no longer part of the proposed action.

### 2. CULTURAL IMPACTS

We consulted with Malcolm Naes Chun, a cultural consultant and long time resident of the area, who determined that "nothing can be found in literature or contemporary cultural usage related to fishing, gathering or religious rites that will impact the proposed project." This information will be included in Section 4.2.1 of the Final Environmental Assessment.

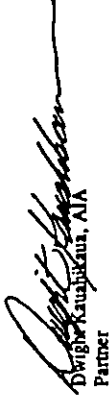
KAWAIHIKAUA PLAZA HALE MAUKA  
565 SO. KING STREET SUITE 108  
HONOLULU, HAWAII 96813

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

If you have any other questions or comments, please do not hesitate to call me.

Sincerely,

Kauaihiika & Chun Architects



Dwight Pauaihi Kauaihiika, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Waiiale Country Club  
PBR HAWAII

1980 01HOEQC word

## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHAHI KAUAIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Ms. Salmonson:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 22, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaiikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to

KAWAIIHAO PLAZA-HALE MAUIKA  
567 SO. KING STREET, SUITE 108  
HONOLULU, HAWAII 96813

Phone (808) 526-2233  
Fax (808) 599-1713

Ms. Genevieve Salmonson, Director  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 22, 2000, regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course and our previous response, and we believe our original response to you is unchanged. As noted in this letter and our previous response, the Waialae Country Club has decided to drop the previously proposed gate near hole #3 and paving of a maintenance path along the 9<sup>th</sup> fairway. This will be reflected in our responses to public review comments and in the Final Environmental Assessment. In regard to your earlier comments, we offer the following responses:

### 1. CONSULTATION WITH NEIGHBORS

- a. The efficacy and aesthetics of using trees over netting will be discussed in Section 5.0, "Alternatives to the Proposed Action," of the Final Environmental Assessment.
- b. The height of the proposed netting in relation to county-imposed height limits will be discussed in Sections 3.2.3 and 3.3 of the Final Environmental Assessment.
- c. As noted above and in our previous response, a proposal for a gate near hole #3 and a maintenance path along the 9<sup>th</sup> fairway are no longer part of the proposed action.

Ms. Genevieve Salmonson, Director  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 3


2. CULTURAL IMPACTS

We consulted with Malcolm Naea Chun, a cultural consultant and long time resident of the area, who determined that "nothing can be found in literature or contemporary cultural usage related to fishing, gathering or religious rites that will impact the proposed project." This information will be included in Section 4.2.1 of the Final Environmental Assessment.

We thank you for your review and comments. If you have any other questions or comments, please do not hesitate to call us.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Sieve Tagawa, Department of Planning & Permitting  
Waialae Country Club  
PBR HAWAII





HOUSE OF REPRESENTATIVES  
STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Sept. 8, 2000

Hon. Randall Fujiki  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment for Waialae Country Club

Thank you for the opportunity to comment on the multi- project proposed by Waialae Country Club. I share the alarm of nearby residents of the possible environmental impact of these changes and believe that an EIS is required to address the many concerns.

The proposed concrete road along the 9<sup>th</sup> fairway will substantially affect the scenic vista of the abutting homes. Green grass is far more attractive than a 1280' long, 12' wide, concrete maintenance road designed to be used only a few days a year. Also from the homeowners' point of view, the environment will be degraded because of the heat and glare generated by the road, and it is unclear how runoff from the road will be accommodated. Property values will be adversely affected by the construction of the road close to the homes.

The country club should be concerned that residents and property will be in even greater danger from golf balls because balls will bounce even higher and farther on concrete. Therefore, damage costs and liability to the country club will increase with this "improvement". Ironically the proposed higher netting around the driving range is meant to increase safety, but the 9<sup>th</sup> fairway road will greatly decrease safety.

The poles and netting project are a visual blight and will substantially affect view planes and scenic vistas. And though the EA mentions that there will be no impact to Kealaolu Avenue, Waialae Avenue, Kahala Mall

and most of Kalaniana'ole Highway, it does severely impact Waiholo St and Waipahie Place.

I question the need for a 60' high netting beyond 100 - 150 yards. The plans for this improvement should also go back to the drawing boards.

If the military can lay down a temporary runway for planes, I am certain that technology will allow the use of a temporary road during the Sony Open. Also, residents at the Neighborhood Board No. 2 meeting suggested using a different route from Kahala Avenue. This should be considered.

Thank you for your attention.

Sincerely,

*Barbara Marumoto*  
Barbara Marumoto, Representative  
7<sup>th</sup> House District

CC: Office of Environmental Quality Control  
PBR Hawaii  
Neighborhood Board No. 2  
Waialae Golf Course Subdivision Community Association  
Neighborhood Board No.3  
Kahala Community Association  
Councilman Duke Bainum  
Councilman John Henry Felix

# KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT PAU'UHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

Thank you for participating in the environmental review process.

Sincerely,

Kauahikaua & Chun Architects



Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1980 0118Barbra Marumoto.wpd

March 12, 2001

Honorable Barbara Marumoto  
House of Representatives  
State of Hawaii  
State Capitol  
Honolulu, HI 96813

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; portion of 1**

Dear Representative Marumoto:

We have reviewed your letter dated September 8, 2000 to Mr. Randall Fujita, and offer the following responses to your comments:

1. Your concern regarding the environmental impacts of the proposed project is noted.
2. Your assertion that the proposed maintenance path along the 9<sup>th</sup> fairway will affect the scenic vista from abutting homes is noted, and it was already mentioned in Section 4.2.5 of the Draft Environmental Assessment (EA). Please note that the Waialae Country Club has decided to drop the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.
3. Please note that the visual impact on residents of Waiholo Street and Waipahee Place with views of the proposed projects was already addressed in Section 4.2.5 of the Draft EA.
4. As noted in Section 2.2 of the Draft EA, "There have been two (2) documented cases of players being struck in the last fourteen months. There have also been numerous close calls when balls have struck carts or landed near players." In response to your question and a similar one made at the Kuliouou-Kalani Iki Neighborhood Board meeting, the Waialae Country Club asked the Tanner Consulting Group if there are any alternatives to the proposed safety nets and poles. The Tanner Consulting Group replied that there are none that would meet the objectives of providing greater safety to golfers

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## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Honorable Barbara Marumoto  
House of Representatives  
State of Hawaii  
State Capitol  
Honolulu, HI 96813

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Representative Marumoto:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 8, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to

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Fax (808) 599-1723

Honorable Barbara Marumoto  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 8, 2000 to the Department of Planning and Permitting, and offer the following responses to your comments:


1. Your concern regarding the environmental impacts of the proposed project is noted, but may be allayed with the substantial changes made to the projects.
2. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate near hole #3 and the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.
3. Please note that the visual impact on residents of Waiholo Street and Waipahae Place with views of the proposed projects will be addressed in Section 4.2.5 of the Final EA.
4. There is a demonstrated need for the 60' high netting as noted in Section 2.2 of the Draft EA. "There have been two (2) documented cases of players being struck within the last 36 months. There have also been numerous incidents when balls from the driving range have struck golf carts, maintenance equipment, delivery trucks or landed near golfers, visitors and spectators."

Honorable Barbara Marumoto  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; PORTION OF 1  
July 25, 2003  
Page 3

We thank you for your review and comments. If you have any other questions or comments,  
please do not hesitate to call us.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauaihiakua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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OCT 02 '00 05:13:07PM KAUAIHUKULA & CHUN (888) 599-4723

P.1/2



**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3088 / TELEPHONE 847-7000

DUKE BALNUM  
COUNCILMEMBER  
DISTRICT IV  
(808) 547-7064  
(808) 571-4170 (FAX)  
balnum@hawaii.honolulu.hi.us  
<http://www.ci.honolulu.hi.us>

RECEIVED

OCT 2 2000

Koua Balnum & Chun

September 28, 2000

Mr. John Anderson  
President  
Waialea Country Club  
4997 Kahala Avenue  
Honolulu, HI 96816

Dear Mr. Anderson:

Thank you for meeting with me and allowing me to express some of the concerns I have with the additions to the Waialea Country Club Golf Course proposed in the Environmental Impact Assessment. Through our discussion and in consultation with members in the surrounding communities, I offer to you the following comments:

1. There seems to be little negative reaction to the construction of a cart path within the 40-foot shoreline setback along the fairway/hole No. 8. It appears to be a reasonable addition to the golf course grounds.
2. While there have been some concerns raised by the community that the request for additional poles and increase in netting height will adversely affect their view plane, as a physician, I understand the importance of safety on the golf course. However, I would encourage you to continue to explore all other ways to camouflage the netting and poles to minimize the impact.
3. I have strong reservations concerning the placement of a 12-foot wide maintenance path along fairway hole No. 9. Community leaders have stated their objections to this aspect of the proposal and I share their belief that there is a more suitable alternative than the one currently being offered. I encourage you to explore other options that would best address your maintenance and facility needs.

Post-Net Fax Note	7871	Date	10-2-00	Page	2
To	Yvonne Ziegler	From	Duke Balnum		
Subject	PPS, Hawaii	cc	Koua Balnum & Chun/John Anderson		
Priority					
File #					

OCT 02 '00 05:13:10PM KAUAIHUKULA & CHUN (888) 599-4723

P.2/2

Mr. John Anderson  
September 28, 2000  
Page 2

I appreciate the opportunity to share these thoughts with you. I hope you will find them beneficial. Should you have any additional questions or comments, please contact me or my aide, John White, at 527-5592.

Sincerely,

Duke Balnum  
Councilmember, District IV

DB:jw

- cc: Councilchair Jon Yoshimura  
Councilmember John Henry Felix  
Mr. Allan Lum, General Manager, Waialea Country Club  
Mr. Dwight P. Kawabakawa, Kawabakawa & Chun Associates  
Mr. Kimo Sutton, Chair, Kailoua/Kahala HI Neighborhood Board  
Mr. Linda Letts, Chair, Waialea/Kahala Neighborhood Board  
Mr. Lester Lau, President, Waialea Golf Course Community Association  
Mr. Mark Sturfer, President, Kahala Community Association  
Ms. Sheri Spangler

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Councilmember Duke Baimun  
City Council  
City and County of Honolulu  
Honolulu, HI 96813-3065

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TME: 3-5-23; portion of 1**

Dear Councilmember Baimun:

We have reviewed your letter dated September 28, 2000 to the Waialae Country Club and offer the following responses:

- 1) We concur that there appears to be little negative reaction to the proposed construction of a cart path within the 40-foot shoreline setback along the 8<sup>th</sup> fairway.
- 2) We also concur with the importance of safety and minimizing visual impacts at the driving range. Please be assured that every attempt will be made to place the poles on the driving range (or parking lot) side of existing clumps of coconut trees or vertical willi-wili trees. This will help to reduce the visual impact of the poles.
- 3) In response to concerns, the Waialae Country Club has decided to drop the proposed maintenance path along the 9<sup>th</sup> fairway. We hope this helps to allay much of the concerns of surrounding residents and to stop much of the misinformation spread by some individuals.

We greatly appreciate your participation in the review of this project.

Sincerely,

Kauaihihua & Chun Architects



Dwight Pauaihi Kauaihihua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PDR HAWAII

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## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA  
July 25, 2003

Councilmember Charles K. Djou  
City Council  
City and County of Honolulu  
Honolulu, HI 96813-3065

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Councilmember Djou:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. Your predecessor sent a letter dated September 29, 2000, to which we provided a written response. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

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Councilmember Charles K. Djou  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 2

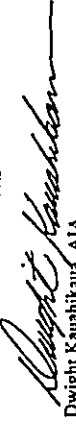
We have reviewed your predecessor's letter dated September 28, 2000 to the Waialae Country Club and our previous response, and offer the following responses:

- 1) We concur that there appears to be little negative reaction to the proposed construction of a cart path within the 40-foot shoreline setback along the 8<sup>th</sup> fairway, and it appears to be a reasonable addition to the golf course grounds.
- 2) We also concur with the importance of safety and minimizing visual impacts at the driving range. As noted above, the poles will no longer be used to suspend the taller netting (which is nearly invisible from the farther edges of the fairways and the lots fronting the golf course). Views of the driving range will be altered somewhat with the planting of taller coconut trees.
- 3) In response to comments received on the Draft EA, the Waialae Country Club has decided to drop a proposal for a gate near hole #3 and the proposed maintenance path along the 9<sup>th</sup> fairway.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Kauhikaua & Chun Architects

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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DEPARTMENT OF CUSTOMER SERVICES  
CITY AND COUNTY OF HONOLULU  
230 SOUTH KING STREET, ROOM 302-A - HONOLULU, HAWAII 96813  
TELEPHONE: (808) 522-6740 - FAX: (808) 527-4182 - INTERNET: www.cc.hawaii.gov



JEREMY MARTS  
DIRECTOR

CAROL L. COSTA  
DIRECTOR  
GEORGINA M. YUEN  
MAYOR'S REPRESENTATIVE

DO AUG 1 AM 9 05  
CITY & COUNTY OF HONOLULU

July 31, 2000

Randall K. Fujiki, AIA  
Director of Planning and Permitting  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Fujiki:

Re: Draft Environmental Assessment (TMK 3-5-23:1)

I am returning the attached document together with your request for my review and comment as I believe that the request should be directed to Ms. Linda Letta, Chair, Waialae-Kahala Neighborhood Board No. 3.

I note on the request that a reply is due by August 25, 2000. The Waialae-Kahala neighborhood Board is in recess in August.

If you have any questions please do you hesitate to call me at 527-6995.

Very truly yours,

*Georgina M. Yuen*  
Georgina M. Yuen  
Mayor's Representative  
Waialae-Kahala Neighborhood Board

KAUAIKAUA & CHUN/ARCHITECTS

DWIGHT PAUANI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Ms. Georgina M. Yuen, Mayor's Representative  
Department of Customer Services  
City and County of Honolulu  
530 South King Street, Room 302-A  
Honolulu, HI 96813

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK: 3-5-23; portion of 1

Dear Ms. Yuen:

We have reviewed your letter dated July 31, 2000 to the Department of Planning and Permitting. It is our understanding that the Waialae-Kahala Neighborhood Board No. 3 reviewed the above document. We attended and gave a presentation at their Board meeting on September 21, 2000.

Sincerely,

Krauhikua & Chun Architects

*Dwight Kauaikaua*  
Dwight Kauaikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Ms. Georgina M. Yuen, Mayor's Representative  
Department of Customer Services  
City and County of Honolulu  
530 South King Street, Room 302-A  
Honolulu, HI 96813

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Ms. Yuen:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated July 31, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

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Fax (808) 592-4723

Ms. Georgina M. Yuen, Mayor's Representative  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

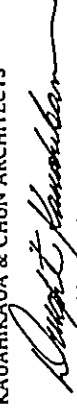
Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated July 31, 2000 to the Department of Planning and Permitting and our previous response. Please be assured that both the Waialae-Kahala Neighborhood Board No. 3 and the Kuliouou-Kalani Neighborhood Board No. 2 were given presentations and reviewed the above document. In addition, another round of presentations to these two Neighborhood Boards are being planned.

We thank you for your review and comments.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS



Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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DEPARTMENT OF PLANNING  
CITY AND COUNTY  
420 SOUTH KING STREET, 41  
HONOLULU, HAWAII 96813 • FAX: (808) 525-4110

Project File No.	7871	From	Dwight P. Kaunohikawa
To	Yvonne S. Kaunohikawa	Project #	2000/51A-42
Client	Dr. Kaunohikawa & Chun	Page #	2

JERRY HARRIS  
DIRECTOR



RONALD E. PULLEN, MA  
DIRECTOR  
LAND AND NATURAL RESOURCES  
DEPARTMENT

RECEIVED

AUG 23 2000 2000/CLOG-3984 (ST)  
2000/51A-42  
2000/5V-10  
2000/VAR-38

Dwight P. Kaunohikawa & Chun

August 22, 2000

Dwight P. Kaunohikawa, AIA  
Kaunohikawa & Chun Architects  
Kawahao Plaza Hale Mauka  
567 South King Street, Suite 108  
Honolulu, Hawaii 96813

Dear Mr. Kaunohikawa:

Draft Environmental Assessment (DEA)  
Waialeale Country Club Golf Course Improvements  
Honolulu, Oahu  
Tax Map Key 3-5-21. POK.1

We have reviewed the DEA for the above-referenced project received on July 12, 2000, and find the following revisions/additions are required:

**Section 1.3 LAND OWNERSHIP**

This section of the final document should disclose how the property is held by the applicant (e.g., lease, etc.).

**Section 1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED**

Although this section states that community individuals and organizations were consulted, the itemized list which follows only indicates that the landowner was consulted. We note that we have received numerous comments from adjacent residential community organizations that such consultation has not occurred. This statement should be corrected to accurately reflect consultation conducted. We also suggest that these organizations be consulted during the draft process and identified and listed in the Final document.

Dwight P. Kaunohikawa, AIA  
Page 2  
August 22, 2000

**Section 2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES**

This section only addresses the objective of the driving range improvements and not those of the additional cart path and maintenance path improvements. The Final EA should be expanded to discuss the objectives of these other proposed improvements.

**Section 2.3 PROJECT COMPONENTS**

**Driving Range** - This section should be expanded to describe the existing conditions of the driving range, including general dimensions (e.g., length, width), operating capacity, as well as the dimensions of current safety netting and how they are installed. The overall location of this facility within the golf course property should be identified, an additional exhibit illustrating its location would also be useful.

**Cart Path** - An expanded description of the proposed cart path must be provided (e.g., width, length), including type of materials proposed (e.g., asphalt, concrete, pavers, etc.). This section should also describe additional improvements which may be required, including lighting or safety rails, etc.

**Maintenance Path** - The description of this path should be expanded to explain what facilities it will connect (e.g., maintenance shed, caddy shack, etc.) and how it would connect with Waihole Street. This section should also discuss whether security gates, driveways, or additional lighting, etc. will be required. We also suggest that Figure 3A be revised to indicate the name of the residential street shown.

This section of the Final EA also should be expanded to describe the construction characteristics of each project and the equipment and methods to be used. In addition, estimates on the amount of grading and/or fill material required should be discussed.

**2.5 DEVELOPMENT OF TIMETABLE AND APPROXIMATE COSTS**

This section should clarify whether all improvements are planned to be simultaneously constructed, or if some staging of construction is proposed.

**Section 3.2.3 Land Use Ordinance**

This section incorrectly indicates that the current driving range safety nets were allowed to exceed the 25-foot height limit via the

Dwight P. Kauhikaua, AIA  
Page 3  
August 22, 2000

issuance of a Waiver. The Final EA should correctly indicate that the existing safety nets were granted a Zoning Variance (No. 93/VAR-66) on October 26, 1993, which allowed safety netting to be installed on either side of the driving range, along 16 coconut trees and spanning a length of approximately 680 feet.

#### Section 3.2.5 Shoreline Setback Variance


This section must be significantly expanded to describe how the proposed construction of the cart path meets the "Hardship Standard," Section 23-1.8(b)(3), of the Shoreline Setback Ordinance. Further discussion must also be provided on the existing shoreline conditions, including type of shoreline, brief shoreline history and current shoreline dynamics (e.g., eroding, accreting, etc.) The Final EA must also more comprehensively discuss why alternate cart path locations, outside the 40-foot shoreline setback, are unreasonable. We note that a more detailed scaled exhibit that illustrates the cart path location relative to the certified shoreline is required.

#### 4.2.8 Noise

The Final EA should include an expanded discussion of the potential noise impacts of the proposed improvements once they are constructed (Especially those associated with the on-going use of the maintenance path near Waihole Street).

Should you have any questions, please contact Steve Tegawa of our Land Use Permits Division at 523-4817.

Sincerely yours,

  
RANDALL K. YOO, AIA  
Director of Planning and  
Permitting

RKF:lg

cc: Office of Environmental Quality Control  
Kamehameha Schools

10/22/00

# KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Randall K. Fujiki  
Director of Planning and Permitting  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TME: 3-5-23; portion of 1**

Dear Mr. Fujiki:

We have reviewed your letter dated August 22, 2000, regarding the Draft Environmental Assessment (DEA) for the Waiālae Country Club Golf Course (2000/CLOG-3984 (ST), 2000/SMA-42, 2000/SV-10, 2000/VAR-38) and offer the following responses:

**Section 1.3 LAND OWNERSHIP**

Section 1.3 of the Final EA will note that the applicant leases the property.

**Section 1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS  
CONSULTED**

Section 1.6 of the Final EA will include a list of: all community individuals that were contacted by the applicant for a public meeting, those who were sent a copy of the Draft EA and those who submitted testimony in regards to the public hearing. Please note that the adjoining property owners were contacted and invited to a public presentation before the public hearing was held. In addition, those that submitted written testimony that they had not been consulted were informed by your staff at the public hearing that (though not required under Chapter 343, HRS) the 30-day public review period would essentially start from the date of the hearing. Thus, those who felt they did not have an opportunity to comment were given additional opportunities for public consultation.

**Section 2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES**

Section 2.2 of the Final EA will include a discussion of the objectives of all of the proposed improvements. Please note that the Waiālae Country Club has recently decided to drop the paving of a maintenance path along the 9<sup>th</sup> fairway from the proposed improvements.

**Section 2.3 PROJECT COMPONENTS**

Section 2.3 of the Final EA will be expanded to describe the existing conditions of the driving range. As recommended, an additional figure illustrating the location of the driving range within the golf course property will be included in the Final EA.

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**Cart Path** - An expanded description of the proposed cart path will be provided in the Final EA including any additional improvements, which may be required.

**Maintenance Path** - As previously mentioned, this is no longer part of the proposed action. This will be reflected in the Final EA.

Section 2.3 will be expanded to describe the construction characteristics of each project and the equipment and methods to be used. In addition, estimates on the amount of grading and/or fill material required will be discussed.

**2.5 DEVELOPMENT TIMETABLE AND APPROXIMATE COSTS**

This section of the Final EA will be revised to clarify that all improvements are planned to be simultaneously constructed.

**Section 3.2.3 Land Use Ordinance**

The Final EA will correctly indicate that the existing safety nets were granted a Zoning Variance (No.93/VAR-66) on October 26, 1993, which allowed safety netting to be installed on either side of the driving range, along 18 coconut trees and spanning a length of approximately 680 feet.

**Section 3.2.5 Shoreline Setback Variance**

Section 3.2.5 of the Final EA will be expanded to describe existing shoreline conditions. The Final EA will also include a discussion of why alternative cart path locations, outside the forty foot shoreline setback are unreasonable. As requested, the Final EA will also include a more detailed scaled exhibit that illustrates the cart path location relative to the certified shoreline.

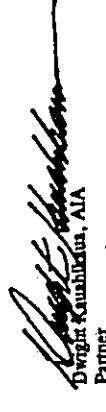
**4.2.4 Noise**

Section 4.2.4 of the Final EA will be expanded to include a discussion of the potential impacts of the proposed improvements once they are constructed.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Kauaikaua & Chun Architects

  
Dwight Kauaikaua, AIA  
Partner

cc: Office of Environmental Quality Control  
Waiālae Country Club  
PRR HAWAII

19103101PT.word

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Eric G. Crispin, AIA  
Director of Planning and Permitting  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Crispin:

On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. Based on most of the comments received during the public hearing, the applicant, Waialae Country Club, agreed to extend the public review period until September 16, 2000. Your Department sent a letter dated August 22, 2000.

On March 20, 2001, the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP reached a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles which would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension

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Mr. Eric G. Crispin, AIA  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 22, 2000, regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course (2000/CLOG-3984 (ST), 2000/SMA-42, 2000/SV-10, 2000/VAR-38) and offer the following responses:

### Section 1.3 LAND OWNERSHIP

Section 1.3 of the Final EA will note that the applicant leases the property.

### Section 1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED

Section 1.6 of the Final EA will include a list of: all community individuals that were contacted by the applicant for a public meeting, those who were sent a copy of the Draft EA and those who submitted testimony in regards to the public hearing. Please note that the adjoining property owners were contacted and invited to a public presentation before the public hearing was held. In addition, those that submitted written testimony who said that they had not been consulted were informed by your staff at the public hearing that (though not required under Chapter 343, HRS) the 30-day public review period would essentially start from the date of the hearing. Thus, those who felt they did not have an opportunity to comment were given additional opportunities for public consultation.

### Section 2.2 PROJECT DEVELOPMENT GOALS AND OBJECTIVES

Section 2.2 of the Final EA will include a discussion of the objectives of all of the proposed improvements. Please note that the Waialae Country Club has recently decided to drop the previously proposed gate near hole #3 and the paving of a maintenance path along the 9<sup>th</sup> fairway from the proposed improvements.

### Section 2.3 PROJECT COMPONENTS

**Driving Range** - This section will be expanded to describe the existing conditions of the driving range. As recommended, an additional figure illustrating the location of the driving range within the golf course property will be included in the Final EA.

Mr. Eric G. Crispin, AIA  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE GOLF COURSE, TMK: 3-5-23: PORTION OF 1

July 25, 2003  
Page 3

**Cart Path** - An expanded description of the proposed cart path will be provided in the Final EA including any additional improvements, which may be required.

**Maintenance Path** - As previously mentioned, this and the gate near hole #3 are no longer part of the proposed action. This will be reflected in the Final EA.

Section 2.3 will be expanded to describe the construction characteristics of each project and the equipment and methods to be used. In addition, estimates on the amount of grading and/or fill material required will be discussed.

#### 2.5 DEVELOPMENT TIMETABLE AND APPROXIMATE COSTS

This section of the Final EA will be revised to clarify that all improvements are planned to be simultaneously constructed.

#### Section 3.2.3 Land Use Ordinance

The Final EA will correctly indicate that the existing safety nets were granted a Zoning Variance (No. 93/VAR-66) on October 26, 1993, which allowed safety netting to be installed on either side of the driving range, along 18 coconut trees and spanning a length of approximately 680 feet.

#### Section 3.2.5 Shoreline Setback Variance

Section 3.2.5 of the Final EA will be expanded to describe existing shoreline conditions. The Final EA will also include a discussion of why alternative cart path locations, outside the forty-foot shoreline setback are unreasonable. As requested, the Final EA will also include a more detailed scaled exhibit that illustrates the cart path location relative to the certified shoreline.


#### 4.2.4 Noise

Section 4.2.4 of the Final EA will be expanded to include a discussion of the potential impacts of the proposed improvements once they are constructed.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Kauahikaua & Chun Architects

  
Dwight Kauahikaua, AIA  
Partner

cc: Office of Environmental Quality Control  
Waialae Country Club  
PBR HAWAII

cc plan

Page 1 of 1

Tagawa, Steve H.

From: KIMO SUTTON [kimos@hawaii.rr.com]

Sent: Wednesday, August 16, 2000 6:57 AM

To: stagawa@co.honolulu.hi.us

Subject: cc plan

Dear Mr. Tagawa,  
Please be informed that the Neighborhood Board B2 at its last meeting August 3 2000, made a motion and passed asking that the Country Club and its architect (the petitioners) present its plans to the Board before you and the DPP make any decisions regarding the property. Please advise the Petitioner to your need for the community's input.  
I have called and asked that the manager and architect give a presentation next month, but neither was in or returned my call yet.  
Kimos Sutton  
Chair NB#2

## KAUAIHIKAUA & CHUN/ARCHITECTS

DWIGHT PAUAHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Warner Kimo Sutton, Chair  
Kulouou-Kalani Iki Neighborhood Board No. 2  
1442 Lanihale Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK: 3-5-23; portion of 1**

Dear Mr. Sutton:

We have reviewed your email dated August 16, 2000 to the Department of Planning and Permitting. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your email in the Final Environmental Assessment. As requested in your email, we gave a presentation to your neighborhood board on September 7, 2000.

Sincerely,

Kauaihihua & Chun Architects



Dwight Kauaihihua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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8/16/00

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## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Mark D. Terry, Chair  
Kulouou-Kalani Iki Neighborhood Board No. 2  
P.O. Box 240819  
Honolulu, Hawaii 96824

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Terry:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You predecessor sent an email dated August 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaihikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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Mr. Mark D. Terry, Chair  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
Page 2

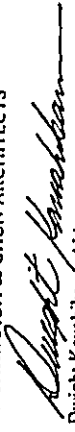
Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed the then Chair's email dated August 16, 2000 to the Department of Planning and Permitting, and our previous response. Although the email was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including the email in the Final Environmental Assessment. As requested in the email, we gave a presentation to your neighborhood board on September 7, 2000 and will request being put on the agenda for an upcoming Neighborhood Board meeting.

We thank you for your participation in the environmental review process.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauaihikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1910 DTN/6 Gate Response/Kimo Sutton word



8/21/10 02:33pm From

1-808 P.02/01 P-102 ✓



# LIFE OF THE LAND

*Ho Maas Ke Ea O Ke Aiea I Ke Pono*  
Hawaii's own local Community Action Group  
Protecting our Fragile Natural & Cultural Resources  
through Research, Education, Advocacy & Litigation

September 10, 2000

Allen Lum  
Waialeale County Club  
4997 Kalia Avenue  
Honolulu, HI 96816

Steve Tagawa  
C&CH Dept. of Planning and Permitting  
610 S. King St  
Honolulu, HI 96813

re: Waialeale County Club Golf Course Draft Environmental Assessment

Alaha,

"The golf course is a recreational activity which supports an industry of a mostly non-polluting nature, tourism" (Draft Environmental Assessment page 6)

"As the golf course is located in Waialeale, this is a fairly built up area with surrounding residences who are enriched by the scenic and open views offered in this community." (Draft Environmental Assessment page 6) "At the driving range - some trees will be removed and relocated and taller safety netting on 60-foot high poles would be installed." (Draft Environmental Assessment page 4) "The proposed improvements may be visible from Kalia Avenue, by some residences along Waiholo Street and Kaunohu Place, and along the shoreline." (Draft Environmental Assessment page 17)

1. How many towers 40 feet or higher will be built at the Golf Course?
2. How many such towers currently exist in east Honolulu?
3. How thick will the towers be?
4. Are the towers in compliance with city design standards?
5. How did the Neighborhood Board react to the use of towers?
6. What percentage of the Neighborhood Board received a copy of the Draft Environmental Assessment from the applicant?
7. Will new paved roads be built?
8. How close to the ocean will the new towers be?
9. Which neighborhoods will be visually impacted by the towers?
10. What type of vehicles will use the maintenance path?
11. "The golf course was originally built in 1927" (Draft Environmental Assessment page 18) "There have been three (3) documented cases of players being struck in the last ten years." (Draft Environmental Assessment page 4). How was the course altered such that players are now at risk?
12. Why should the public view from the public shoreline be significantly impacted so that the Golf Course can design the course beyond its reasonable capacity?
13. There are black and white maps of trees or trees and users in the Draft Environmental Assessment. The human eye sees in color. Why don't you colorize the pictures to give the public a before and after scenario, from various viewpoints, including the shoreline abutting the golf course, and from the closest surf site off shore?
14. What community groups exist around or near the Golf Course?
15. When did you consult with them?
16. How many community people in these groups received a copy of the Draft Environmental Assessment?

*Henry Curtis*  
Henry Curtis  
Executive Director

• 76 North King Street • Suite 203 • Honolulu, Hawaii 96817 • phone: 533-3484 • fax: 633-0993 •  
• email: [hlifeoftheland@hotmail.com](mailto:hlifeoftheland@hotmail.com) •

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Henry Curtis  
Executive Director  
Life of the Land  
76 North King Street, Suite 203  
Honolulu, HI 96817

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK: 3-5-23; portion of 1**

Dear Mr. Curtis:

We have reviewed your letter dated September 10, 2000 to the Waialae Country Club and the Department of Planning and Permitting and we offer the following responses to your questions:

1. No towers will be built at the golf course. As discussed in Section 2.3 of the Draft EA, poles are being proposed to support the higher nets.
2. Since towers are not proposed we cannot comment on how many "such towers" currently exist in East Honolulu.
3. No towers will be built at the golf course.
4. No towers will be built at the golf course.
5. The Neighborhood Boards (No. 2 and No.3) had no reaction to towers, since no towers are being proposed.
6. Typically only one copy of an environmental assessment is distributed to each Neighborhood Board. We cannot comment on how many copies were distributed among members of both Neighborhood Boards, since the Department of Planning and Permitting assumed responsibility for distribution of the copies of the environmental assessment.
7. No paved roads are included as part of the proposed action.
8. No towers are proposed.
9. No towers are proposed.

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10. Subsequent to the distribution of the Draft Environmental Assessment, the Waialae Country Club decided to drop the maintenance path as part of the proposed improvements to the golf course.
11. It is highly probable that players have been struck before the last 10 years. While there may have been alterations to the golf course, other reasons that there appear to be more documented cases in the last 10 years, include: documentation of accidents has improved; golfers are more likely to report being struck than previously; golf balls fly farther; golf clubs allow longer, higher drives; there are more golfers (using both the driving range and golf course itself); the golfers are stronger; the golfers are less skilled, etc.
12. We do not think the public view from the public shoreline will be significantly impacted. The closest improvement to the shoreline is the proposed cart path along the 8<sup>th</sup> fairway, and views of the 8<sup>th</sup> fairway are blocked by large bushes of naupaka (refer to Figure 10D).
13. The Final Environmental Assessment will have color copies of the photos used in Figure 10. The driving range is not visible from the shoreline and it is unlikely from the surf break fronting Waialae Beach Park (the closest surf site according to John Clark's Beaches of Oahu).
14. Other than the Neighborhood Boards, the only known community group around the golf course is the Waialae Golf Course Community Association.
15. The Waialae Golf Course Community Association testified at a public hearing on August 16<sup>th</sup> and meetings before the No.2 and No. 3 Neighborhood Boards.
16. We cannot comment on how many copies were distributed among area residents, since the Department of Planning and Permitting assumed distribution of the copies of the environmental assessment.

Thank you for participating in the environmental review process.  
Sincerely,

Kauaihihua & Chun Architects



Dwight Kauihihua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990 OILLife of the Land word

## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIKAWA, NIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Henry Curtis  
Executive Director  
Life of the Land  
76 North King Street, Suite 203  
Honolulu, Hawaii 96817

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Curtis:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 10, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to

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Mr. Henry Curtis  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
23: PORTION OF 1**  
July 25, 2003  
Page 2

OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 10, 2000 to the Waialae Country Club and the Department of Planning and Permitting and our previous response, and offer the following responses to your questions:

1. No towers will be built at the golf course. As noted in this letter, the proposed netting will be supported by 60-foot tall coconut trees.
2. We plan to use existing 60-foot tall coconut trees from within the golf course, and replant them around the driving range and the employee parking lot.
3. The replanted coconut trees will be of typical width and diameter for tall coconut trees.
4. We believe the coconut trees will be in compliance with City design standards.
5. The Neighborhood Boards (No. 2 and No. 3) were opposed to the previously proposed metal poles, and will be given a presentation and opportunity to comment on the proposed coconut trees.
6. Typically, only one copy of an environmental assessment is distributed to each Neighborhood Board. We cannot comment on how many copies were distributed among

Mr. Henry Curtis  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
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July 25, 2003  
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members of both Neighborhood Boards, since the Department of Planning and Permitting assumed responsibility for distribution of the copies of the environmental assessment.

7. No paved roads are included as part of the proposed action.
8. The closest coconut trees will be approximately 500 feet from the closest shoreline. However, the proposed planting of coconut trees around the driving range and employee parking lot would be screened from view from the shoreline by Kahala Mandarin Oriental Hotel, Kahala Beach Apartments (a mid-rise condominium), Waialae Country Club, and mature trees.
9. The golf course is surrounded by homes and/or landscaping (such as along Kealaolu Street), which makes it nearly impossible to see not only the golf course, but also the driving range, and in many cases even the Kahala Mandarin Oriental Hotel and the Kahala Beach Apartments. Thus, when one is driving on Waipahoe Place, Waiahole Street, and Kahala-Kealaolu Place, views of the golf course (and driving range) are blocked by homes.
10. Based on comments received on the Draft EA, the Waialae Country Club decided to drop a proposal for a gate near hole #3 and the maintenance path along the 9<sup>th</sup> fairway as part of the proposed improvements to the golf course.
11. It is highly probable that players have been struck before the last 10 years. While there may have been alterations to the golf course, other reasons why there appear to be more documented cases in the last 10 years, include: documentation of accidents has improved; golfers are more likely to report being struck than previously; golf balls fly farther; golf clubs allow longer, higher drives; there are more golfers (using both the driving range and golf course itself); the golfers are stronger; the golfers are less skilled, etc.
12. We do not think the public view from the public shoreline will be significantly impacted. The closest improvement to the shoreline is the proposed cart path along the 8<sup>th</sup> fairway; views of the 8<sup>th</sup> fairway from the shoreline are blocked by large bushes of naupaka.
13. The Final Environmental Assessment will have color copies of the photos used in Figure 11 (formerly Figure 10 in the Draft EA). The driving range is not visible from the shoreline and it is unlikely to view it from the surf break fronting Waialae Beach Park (the closest surf site according to John Clark's Beaches of Oahu).

Mr. Henry Curtis  
SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
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Page 4

14. Other than the Neighborhood Boards, the only known community group around the golf course is the Waialae Golf Course Community Association.
15. Some members of the Waialae Golf Course Community Association testified at public hearings on August 16, 2000 and June 12, 2001, and meetings before Neighborhood Boards No. 2 and No. 3.
16. We cannot comment on how many copies were distributed among the Waialae Golf Course Community Association, since the Department of Planning and Permitting assumed distribution of the copies of the environmental assessment.

Thank you for participating in the environmental review process.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS



Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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**SIERRA CLUB, HAWAII CHAPTER**

P O Box 2577  
Honolulu, HI 96803  
tel: 538 6616  
Director Jeffrey Mikulins  
mikulins@sierra.net  
fax: 537 9019

*Mālama i ka Honua*

15 August 2000

Steve Tagawa  
City & County Department of Planning & Permitting  
650 S. King St.  
Honolulu, HI 96813

Dwight Katabianus  
Kauhikāua & Chum Architects  
567 S. King St. #108  
Honolulu, HI 96813

RECEIVED

AUG 16 2000

Kauaihonolulua & Oahu

Sierra Club Hawaii Chapter      Comments on Wai'alea Golf Course Improvements, Aug 2000      2

The present alternative of paying exorbitant parking fees at the Kahala Hilton is unacceptable. As a condition of this development, the city should require the dedication of 40 FREE public parking spaces for beach users. Furthermore, there should be no restriction on the hours of use, since the boatramps offer good night fishing opportunities.

Finally the Sierra Club requests that the Environmental Assessment fully consider whether the new cart path will at any time act as a shoreline hardening structure that could lead to the erosion of adjacent sandy beaches.

We appreciate the opportunity to offer these comments and look forward to your response.

Sincerely,

Jeff Mikulins  
Director, Sierra Club Hawaii Chapter

cc: Office of Environmental Quality Control

The Sierra Club Oahu Group offers the following comments regarding the proposed improvements to the Wai'alea Country Club Golf Course:

HRS Section 205A 26 requires that all development in the special management area shall exhibit adequate access by dedication or other means; to publicly owned or used beaches, recreation areas, and natural reserves. HRS Section 205A-4(b) provides: "The objectives and policies of this chapter and any guidelines enacted by the legislature shall be binding upon activities within the coastal zone management area by all agencies, within the scope of their authority. These objectives and policies require that in approving and SMA permits or SMA applications, agencies require the applicant to:

- Provide coastal recreational opportunities accessible to the public; HRS Chapter 205A-2(b)(1)(A)
- Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by (ii) Providing and managing adequate public access, consistent with conservation of natural resources to and along shorelines with recreational value. HRS Chapter 205A-2(c)(1)(B).

Unfortunately, access to the beaches in front of the Wai'alea Country Club remains inadequate. The public can park at the Wai'alea Beach Park (although on weekends the lot is usually full) and then walk a long way down to the sandy beaches in front of the Kahala Hilton and the golf course. Although the area is perfect for families with babies and small children, it is an unreasonable distance to carry small children. Better beaches must be made more accessible to the public.

Rec'd Central

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Jeff Mikulina, Director  
Sierra Club, Hawaii Chapter  
P.O. Box 2577  
Honolulu, HI 96803

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMEK: 3-S-23; portion of 1**

Dear Mr. Mikulina:


We have reviewed your letter dated August 15, 2000, regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course and offer the following responses:

- 1) Your recommended conditions to the proposed improvements to the golf course are noted.
- 2) The paving of the defacto cart path will not act as a "shoreline hardening structure" as it is inland of the vegetation line. We cannot speculate if and when the shoreline will erode so much that it will reach the cart path. Also, as a cart path, it is essentially pavement "floating" on the existing golf course. It will not be constructed so that there will be a subsurface retaining wall facing the ocean.

Thank you for participating in the environmental review process.

Sincerely,

Kauahikaua & Chun Architects

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1993.01/Steve Chab. word

KAWAIAHAO PLAZA HALE MAUKA  
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Fax (808) 599-4723

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Jeff Mikulina, Director  
Sierra Club, Hawaii Chapter  
P.O. Box 2577  
Honolulu, HI 96803

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Mikulina:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 15, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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

Phone (808) 526-5253  
Fax (808) 599-4723

Mr. Jeff Mikulina, Director  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
23: PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

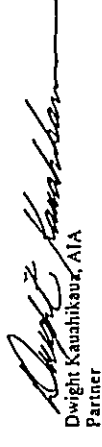
We have reviewed your letter dated August 15, 2000 and our previous response, and we believe our original response to you regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course is unchanged; specifically:

- 1) Your recommended conditions to the proposed improvements to the golf course are noted.
- 2) The paving of the de facto cart path will not act as a "shoreline hardening structure" as it is inland of the vegetation line. We cannot speculate if and when the shoreline will erode so much that it will reach the cart path. Also, as a cart path, it is essentially pavement "floating" on the existing golf course. It will not be constructed so that there will be a subsurface retaining wall facing the ocean.

Thank you for review and comments.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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**KAUAIKAUA & CHUN / ARCHITECTS**

DWIGHT PAUHI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Lester Leu, President  
Wai'ale Golf Course Community Association  
P.O. Box #102  
Honolulu, HI 96816

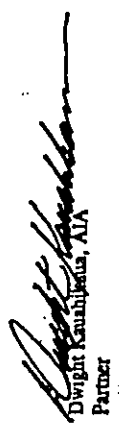
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAI'ALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-73; portion of 1**

Dear Mr. Leu:

We have reviewed your letter dated August 2, 2000 to the Wai'ale Country Club Board of Directors. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. The Board's (of Directors of the Wai'ale Golf Course Community Association) opposition to any revisions to the shoreline management permit is noted.

Sincerely,

Kauai'ikaua & Chun Architects



cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR, HAWAII

1960 J1\Wai'ale OC Community Area.wpd

Phone (808) 376-2283  
Fax (808) 599-4723

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

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**Wai'ale Golf Course Community Association**  
P.O. BOX #102 / 4224-S Wai'ale Ave. / Honolulu, HI 96816

Wai'ale Country Club  
4937 Kahala Ave.  
Honolulu, HI 96816

Aug. 2, 2000

ATT: Wai'ale Country Club Board of Directors

Dear Sirs:

The Board of Directors of the Wai'ale Golf Course Community Association unanimously voted to oppose any changes to the shoreline management permit.

This includes, but is not limited to, the now requested 60 foot price, neta, and new placement of golf cart paths.

Just as you would not be happy with our residents placing a visual blight on the heritage of your golf courses, our residents are not happy with anything being put in place that would depreciate the quality and value of their homes.

We appreciate your consideration in this matter.

Sincerely,



Lester Leu  
President / Wai'ale Golf Course Community Association

00 AUG 4 PM 2 10

cc: Ronald Fujiki, Director of City and County Dept. of Planning and Permitting  
Alvin Lunt, General Manager Wai'ale Golf Course Club

P. 04  
PLANNING & PERMITTING  
FAX NO. 8085278743  
AUG-18-00 FRI 11:38



## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUANI KAUAIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
4224 Waialae Avenue #102  
Honolulu, HI 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Leu:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 2, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

KAWAIKAWA PLAZA HALE MAUIKA  
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Phone: (808) 576-2231  
Fax: (808) 599-4733

Mr. Lester Leu, President  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

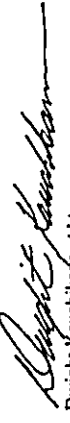
Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 2, 2000 to the Waialae Country Club Board of Directors. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. As noted elsewhere in this letter, the Waialae Country Club has sought and found another means of suspending the taller netting by attaching appropriate hardware to taller coconut trees. We hope this will address the Board's concerns regarding the visual impact of the proposed netting around the driving range and the employee parking lot.

Also, as previously mentioned, the Waialae Country Club has withdrawn the previously proposed gate near hole #3 and a paved maintenance path along fairway #9.

Sincerely,

KAUAIKAUA & CHUN ARCHITECTS

  
Dwight KauaiKaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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The Honorable Mr. Randall K. Fujiki, Director of Planning and Permitting of the City and County of Honolulu and members of this Department.

Good Morning. My name is Lester Len. I am testifying as the President of the Waialae Golf Course Community Association on behalf of the Board of Directors and the over 200 residents of our Association. For the record, I disclose that as a property owner, I have sued Waialae Country Club for damages caused to my wall. This lawsuit is not directly or indirectly related to this permit application by Waialae Country Club nor is my testimony affected by my current lawsuit.

The residents of the Waialae Golf Course Community Association oppose Waialae Country Club's Request for a Special Management

Area Use Permit (SMP) No. 2000/SMA-42; Shoreline Setback Variance (SV) No. 2000/SV-10 and Zoning Variance (VAR) No. 2000/VAR-38.

On July 30, 2000, our Board unanimously voted to oppose this permit request by Waialae Country Club. Waialae Country Club was notified by letter of this Board's position. As of this date Waialae Country Club has not responded.

**WAIALAE GOLF COURSE COMMUNITY ASSOCIATION'S OPPOSITION TO WAIALAE COUNTRY CLUB'S REQUEST FOR A SPECIAL MANAGEMENT PERMIT, SHORELINE SETBACK VARIANCE AND ZONING VARIANCE -PUBLIC HEARING AUGUST 16, 2000**

SEARCHED	INDEXED	SERIALIZED	FILED
AUG 16 2000			
PLANNING & PERMITTING			
FAX NO. 8085278743			
P. 01			

Wai'ale'ale Country Club's Draft Environmental Assessment is flawed and defective.

The EAS by Wai'ale'ale Country Club has not been done in good faith and does not set forth sufficient information to consider fully the environmental factors involved for you to make a reasoned decision after balancing the risks of harm to the environment against the benefits to be derived from the proposed action, as well as to make a reasoned choice between alternatives.

Historically the golf course was opened in 1927 on approximately 144 acres. The course was not physically designed for holding major tournaments such as the Sony Open. In fact major championship golf courses are usually 200 acres or more. No where in the EAS report has any discussion on whether in fact this course is sufficient to handle a championship golf event let alone a driving range. It seems that Wai'ale'ale is attempting to increase and broaden the course for improvements that it may not

physically be able to accommodate.

Procedurally, Wai'ale'ale's EAS fails to have consulted with the directly impacted community, individuals and organizations. They did not seek input from our

Board, the Kahala Community Association, the Wai'ale'ale Iki Community Association and other community organizations. These are the various communities that border the course and will be socially and environmentally be directly impacted by these

changes. Instead, Wai'ale'ale Country Club conveniently seeks only the input of Kamehameha Schools, its landlord. It is like asking the fox to watch the chicken coop. Wai'ale'ale Country Club has not done its homework in good faith. It is almost contemptuous for Wai'ale'ale Country Club to not even contact us. Ironically, their EAS did not even contact the Country Club's own members on their response to these changes to their private course. As to the 12 foot road it requests, there is no discussion on the traffic impact to our community. Our community restrictive declarations with Kamehameha Schools the original landowner clearly states that our

community must be for residential purpose. This 12 foot road, from the drawings reflect that the entrance and/or exit will be at Waiholo Street.

This 12 foot road will change our residential traffic into a commercial one with heavy trucks and equipment going thru our neighborhood.

Waialae Country Club's EAS does not address the problems of golf balls hitting this roadway and causing the balls to stray even further in the neighborhood. As a golfer, I know what happens when a golf ball hits the cart path.

Waialae Country Club's EAS does not address the noise and fumes that will permeate the air to the residents bordering this roadway. Nor does it address the traffic safety factors to our families resulting from the commercial trucks going thru our neighborhood.

Waialae Country Club already has an existing service road thru the Kahala

Avenue area. The EAS does not even discuss the feasibility or non feasibility of this road. Why does Waialae need another service road when it already has one?

The 60 foot poles which translates into a six story building in terms of height will be clearly an aesthetically eyesore.

The EAS does not address how these poles will be constructed. However, it is safe to assume that they will need to drill and dig at least 30 feet to properly support these poles. This means that they will be going into the water table and will need to pump out water from the surrounding areas to place its concrete foundation. As you will notice our streets in our community begin

with "WAI" ( Waiholo, Waikui, etc.). The Hawaiian translation means water. Our current homes are on lands that were previously water ponds. We do not want to see a repeat of the Duty Free Shop Waikiki construction problem which caused sinkholes and collapsing land as far away as Iolani School. This occurred when Duty Free had to pump out water due to their excavation. Waialae's EAS does not address this issue and other safety issues as to the durability of these poles.

Also, the EAS does not mention the type of netting. Is it steel or plastic or some other material? This will have an impact on the environmental conditions.

The EAS does not clearly indicate who the benefit of this net is. It states that it is to protect neighbors from stray golf balls. This does not make sense. The driving range is situated between the tenth and eighteenth holes. The errant balls from the range really affect only the golfers on the eighteenth hole and no one else. (I know, I have golfed on the course, but maybe they won't let me golf on the course after this). The EAS is either incorrect or false or lacking in information.

In conclusion, these issues are not inclusive of others. Had Waialae Country Club included us in their discussions in their EAS process, we

could have addressed them. Our community has been supportive over the many years of the Hawaiian Open and now the Sony Open in allowing thousands of people to come thru our neighborhood and park their cars. We will continue to support this Sony Open; however, Waialae Country Club must be reasonable neighbors. Their EAS is flawed and defective by not including our community and other surrounding communities participation in their EAS process; thereby leaving serious and major environmental, social and safety issues that must be resolved.


WE URGE AND RECOMMEND THAT WAIALAE COUNTRY CLUB'S PERMIT BE DENIED AT THIS TIME AND THAT WAIALAE COUNTRY CLUB

SUBMIT AN ENVIRONMENTAL IMPACT STATEMENT PURSUANT TO CHAPTER 343 OF THE HAWAII REVISED STATUTE

THANK YOU FOR ALLOWING ME TO TESTIFY ON BEHALF OF THE BOARD AND RESIDENTS OF THE WAIALAE GOLF COURSE COMMUNITY ASSOCIATION

Respectfully Submitted by

Waialae Golf Course Community Association

  
By Lester K. M. Leu  
Its President

8/16/02

## KAUAHIKAUA & CHUN/ARCHITECTS

DWIGHT FAUAIH KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
P.O. Box #102  
Honolulu, HI 96816

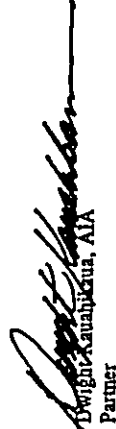
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK: 3-5-23; portion of 1**

Dear Mr. Leu:

We have reviewed your testimony dated August 16, 2000. Although not required, at the request of the Department of Planning and Permitting, we are including your testimony in the Final Environmental Assessment. The Board's (of Directors of the Waialae Golf Course Community Association) opposition to the Waialae Country Club's request for a Special Management Area Use Permit, Shoreline Setback Variance and Zoning Variance and your pending personal lawsuit against the Waialae Country Club for damages to your wall is noted.

Sincerely,

Kauaihikaua & Chun Architects



Dwight Kauaihikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1980.011\Waialae OCCA Testimony word

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Fax (808) 596-4723

## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
4224 Waialae Avenue, #102  
Honolulu, Hawaii 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Leu:

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On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

KAWAIKAWA PLAZA HALE MAUKA  
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HONOLULU, HAWAII 96813

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Fax (808) 599-1723

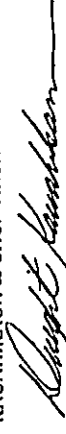
Mr. Lester Leu, President  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your testimony dated August 16, 2000. Although not required, at the request of the Department of Planning and Permitting, we are including your testimony in the Final Environmental Assessment. In reviewing the testimony, it appears the Board's opposition rested on the proposals for a maintenance road, 60-foot poles to suspend golf course netting, and the netting itself. As noted earlier in this letter, the Waialae Country Club is no longer proposing the gate near hole #3 or the maintenance road along the #9 fairway, and has decided to use 60-foot or taller coconut trees (instead of 60-foot metal poles) to suspend the netting (which is still required for safety reasons). We hope this will address the Board's concerns regarding the earlier proposed gate and maintenance road and the visual impact of the previously proposed poles around the driving range and the employee parking lot.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight KauaiKawa, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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**Waialeale Golf Course Community Association**  
 4214 Waialeale Avenue #102  
 Honolulu, HI 96816

September 7 2000

VIA FAX 599-4123

Mr Dwight Kaushikaua  
 Kaushikaua and Chun Architects  
 567 S King Street, Suite 108  
 Honolulu HI 96813

RE: Waialeale Golf Course  
 EAS/EMA and Variance Renewals

Dear Mr. Kaushikaua:

I am sorry that I must send you this letter I left you a telephone message with my office phone number and my pager number for you to call me concerning the above matter

You and your client requested to continue the public hearing of August 16, 2000 to provide our Association members with copies of the Draft Environmental Assessment of July, 2000, and to respond to our numerous questions

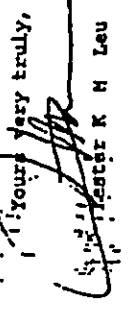
Members of our Association have advised me that they have received numerous messages for you to call them and to forward them a copy of the Draft Environmental Assessment They have been unanswered

It is regrettable that you or your client would not contact me or any one of our Board members after this public hearing to further discuss this matter

Our community the Waialeale Golf Course Community Association want to be good neighbors; however, you and your client continue to refuse to communicate with us and to provide us the necessary information to meaningfully discuss this matter

Mr Dwight Kaushikaua  
 Kaushikaua and Chun, Architects  
 September 7, 2000  
 Page 2

Again I offer you to contact me at my office 538-1921 or page me 24 hours at 273-0684

Yours very truly,  
  
 Director K H Leu

cc: Board of Directors,  
 Waialeale Golf Course Community Association



**KAUAIHKAUA & CHUN / ARCHITECTS**

DWIGHT PAUHAHI KAUAIHKAUA, AIA  
DANIEL GARY CHUN, AIA

September 13, 2000

Mr. Lester Leu, President  
Wai'alea Golf Course Community Association  
P.O. Box #102  
Honolulu, HI 96816

**SUBJECT. PROPOSED IMPROVEMENTS TO THE WAI'ALEA COUNTRY CLUB GOLF TMK: 3-5-23; portion of 1**

Dear Mr. Leu:


Thank you for your letter which was faxed to my office last week. I was not able to call you immediately, so your letter was helpful in understanding your need. You may not be aware that as a matter of procedure, the Department of Planning and Permitting is responsible for the distribution of the Environmental Assessment.

After the August 16th public hearing, I did print additional copies for distribution by the Department of Planning and Permitting. I spoke with Steve Tagawa of the Department of Planning and Permitting who acknowledged that one of the additional copies printed was forwarded to you.

If for some reason you have not received this copy, please let me know, and I will arrange for an additional copy to be sent to you.

Sincerely,

Kauaihkaua & Chun Architects

  
Dwight Kauaihkaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting.

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

Phone (808) 526-2283  
Fax (808) 598-4723

## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
4224 Waialae Avenue #102  
Honolulu, HI 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Leu:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 7, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaiikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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

Phone (808) 526-7253  
Fax (808) 599-4723

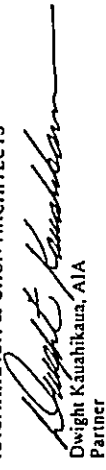
Mr. Lester Leu, President  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

Given these changes to the project, we were requested by the Department of Planning and Permitting to review your letter dated September 7, 2000 to the Waialae Country Club Board of Directors and to provide an update. Although your letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. Although not required, the Department of Planning and Permitting has instructed us to print a copy of the Final Environmental Assessment for you.

Sincerely,

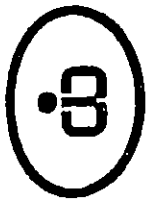
KAUAIKAUA & CHUN ARCHITECTS

  
Dwight Kauaiikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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2000/2006-5/10



**Waialae Golf Course Community Association**

4224 Waialae Avenue #102  
Honolulu, Hawaii 96816  
September 15 2000

Mr Randall K. Fujiki, AIA  
Director of Planning and Permitting  
City and County of Honolulu  
650 S King Street  
Honolulu, Hawaii 96813

Re. Waialae Country Club DEA and  
Requested Course Improvements  
Tax Map Key 3-5-23 pof.1

Dear Mr Fujiki.

The draft Environmental Assessment is significantly deficient for the following reasons

First, the EA fails to consider "every phase" of the proposed project. The EA does not discuss the traffic which will be diverted into the quiet Waialae Golf Course neighborhood comprising of seven streets. The EA does not discuss the impact of this traffic on Kalaniana'ole Highway or the traffic impact on neighboring areas

Second, the EA fails to consider the expected consequences both primary and secondary of the proposed project. There is no discussion of the traffic impacts of the proposed maintenance road. There is no discussion on the type or usage and frequency of traffic that will occur on this road. There is no discussion of potential water diversion and flooding from the road, the noise, dust and dirt or air pollution or the heat that will be generated and sent into our homes

The Club also does not discuss the removal of the trees and vegetation to implement this road.

There is no mention of the materials to be used for this road, the method of construction, the lighting of this road,

Waialae CC EAS  
September 15 2000  
Page 2

safety barriers or railings, grading, drainage and their impacts.

Third, the EA fails to consider the cumulative effects of the proposed project, including short-term and long-term effects. The proposed netting, for example, will mar the otherwise pristine and obstructed view-plane.

The Club does not state the type of material or manner of construction of these poles. The Club does not discuss the drilling into the water line and its environmental impacts. The Club does not state the amount of poles that will be required. The Club does not state whether the lighting or electrical conduits that they may use in these poles for night time driving range use. The Club does not discuss the noise that will be created by the balls hitting these poles. The Club does not discuss the reflection of sunlight on these poles and the glare they will create. The Club does not discuss the increased use of the driving range when improved.

As a result, the EA cannot form the basis for a negative declaration in this matter and a complete Environmental Impact Statement should be prepared. The project proposed by the Waialae Country Club will have a significant impact on the environment

**The proposed project substantially affects scenic vistas and viewplanes**

The proposed 60 foot poles with black netting will mar the scenic vistas and viewplanes above the golf course. Indeed, the city and county's height restriction (for which the Club has already obtained a variance) demonstrates the established public purpose and goal of protecting the viewplane over the Club and golf course.

Indeed, the EA does not provide any evidence that the proposed 60 foot poles or netting would in fact reduce any unreasonable risk of injury to golfers and others

- ⑤ The proposed project will substantially affect the social welfare of the community and will substantially affect public health

New 12 foot maintenance road will divert traffic into a residential neighborhood which now has virtually no commercial or heavy truck traffic

The road would increase commercial and heavy truck traffic onto Kalaniana'ole Highway including during the construction contemplated during the next few years

Moreover the EA does not include any discussion of the risk that the road would exacerbate injury and property damage from golf balls bouncing on the road

- ⑤ The project will detrimentally affect air or water quality or ambient noise levels

New 12 foot maintenance road will divert traffic into a residential neighborhood which now has virtually no commercial or heavy truck traffic Noise and air pollution will necessarily result in this residential neighborhood

- ⑤ The project cumulatively has considerable effect upon the environment or involves a commitment for larger actions

The claim by the Club that improvements (road and netting) are not designed for any other purposes is not credible Financial commitment to build permanent road demonstrates that it will not be only used for the Sony Open In fact the Club has not proposed any restrictions on other uses for the road No evidence has been produced to demonstrate that the present driving range and netting are inadequate The Club's project suggests that the development is intended to bring in new members with corresponding impacts (such as additional traffic noise etc )

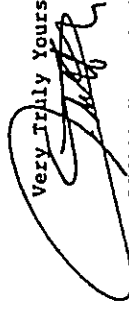
Indeed the Sony Corporation denies that it has demanded or requested either the roadway or netting as a condition of its tournament See the enclosed copy of letter from Sony Corporation denying their request to the Club for these improvements

There is no discussion that the Club's course constructed 50 years ago can now adequately physically support its requested improvements and increased burdens without significantly impacting its neighboring communities

Finally there is absolutely no discussion of the many alternatives that the Club can implement to accomplish their goals that do not have the impact to the community under its current proposal Some of these alternatives include but are not limited to creating another access road from their existing roadway by the Kahala beach entrance use of temporary tracking roads and special tires putting a covering net over their existing driving range net

Based on the foregoing a determination should be made that the proposed project would have a significant effect on the environment and should be denied

Very Truly Yours



LESTER K M LEU  
President  
Waialae Golf Course Community Association

cc: Board of Directors of  
Waialae Golf Course Community Association  
Office of Environmental Quality Control

2000年 9月11日 144269 1. KAWAI S OFFICE, CMX SONY TOKYO No. 0045 P. 1/1

**SONY**

Sony Corporation  
1-7-1, Chiyoda-ku, Shinjyuku-ku, Tokyo, 161-0001, Japan  
Cable Address: SONYJPN TOKYO 144269 TEL: 03-5448-2111 Telex: SONYJPNR JZ202

**By FAX**

September 11, 2000

Mr. Lester Leu  
President  
Waialae Golf Course Community Association  
4224 Waialae Avenue  
Honolulu, HI 96816  
U. S. A.

Dear Mr. Leu:

Your letter addressed to Mr. N. Idei, Chairman & CEO of Sony Corporation, was transferred to my attention for handling.

I can understand the concern of the Waialae Golf Course Community Association and its members regarding the proposed construction of a service truck road and the setting of 60-foot poles on the golf course. I would like to confirm that Sony has not made the above requests, which are decisions made by the Waialae Country Club.

We appreciate the continued support of the Sony Open in Hawaii by the residents in your association and sincerely hope that the above issues can be resolved. We will contact the Waialae Country Club to convey your concerns.

Sincerely,

Tadaru Kawai  
Corporate Senior Vice President  
Sony Corporation

cc: Mr. N. Idei's Office

TK/mu

## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUANI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
P.O. Box #102  
Honolulu, HI 96816

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23: portion of 1**

Dear Mr. Leu:

We have reviewed your letter dated September 15, 2000 to the Department of Planning and Permitting and offer the following responses:

1. The Waialae Country Club has decided to drop the paving of the maintenance path along the 9<sup>th</sup> fairway from the proposed improvements to the golf course.
2. Please note that the Draft EA mentioned the visual impact of the driving range in Section 4.2.5.
3. The Final EA will provide a description of the pole material and installation method.
4. According to the geotechnical consultant, Wering Geosystems, it is highly unlikely that the installation of the driving range netting poles will impact the groundwater table.
5. The number of poles and their locations are not precisely known. One of the major reasons that the precise location of the poles is not known, is because it is quite possible that the location of the poles may have to be sited in the field. While the maximum span of the netting between poles is known, every attempt will be made to place the poles on the driving range (or parking lot) side of existing clumps of coconut trees or vertical willow trees. This will help to reduce the visual impact of the poles. Despite these uncertainties, an approximate number of poles will be given in the Final EA.
6. There are no plans to illuminate the driving range.
7. The Final EA will be revised to include a statement that on occasion, noise will be created when errant golf balls hit the new poles.
8. In the description of the pole materials, it will be noted that the poles will be painted with "flat" paint and thus will be glare-free.
9. Since the driving range will not be illuminated or widened (allowing more tee boxes), it is unlikely that there will be increased use of the driving range.
10. Regarding the comments on "the proposed project substantially affects scenic vistas and view planes" we believe the complete significance criteria statement is "the proposed project substantially affects scenic vistas and view planes identified in county or state plans

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or studies" The impact on the County's Coastal View Study was addressed on page 25, Section 6.1 of the Draft EA. While it is true that the County has established a height limit for P-2 zoning districts, safety netting and supporting structures at many driving ranges, including the City's own Ala Wai Golf Course, exceed that height.

11. It is the opinion of the driving range consultant that the proposed poles and netting will reduce risk of injury to golfers and others.
12. It is the opinion of the driving range consultant that the existing driving range is inadequate.
13. Please be assured that the improvements to the driving range is not proposed with the intention of increasing membership, nor will it likely attract interest in membership. Thus, no corresponding impacts from increased membership are likely to occur (additional traffic, noise).
14. At no time has it been represented that Sony Corporation has demanded or requested the proposed additional safety netting (and previously proposed maintenance path) as a condition of its tournament.
15. No discussion was included on "the Club's course constructed 50 years ago can now adequately physically support its requested improvements and increased burdens without significantly impacting its neighboring communities" because at present, the significant impacts appear to be centered around the visual impact of the proposed safety netting and poles on several residents surrounding the golf course.
16. We appreciate the one alternative you have suggested to the proposed netting. To add a covering over the driving range will require a number of supporting strands to keep the covering from sagging (and reducing the effective height of the netting). These supporting strands must be high tension and to support these high-tension strands, some sort of poles will have to be installed. So this alternative is not likely to obviate the need for poles. However, as requested, this alternative will be included in Section 5.0 of the Final EA.

Thank you for participating in the environmental review process. Please be assured that your letters will be included in the Final EA.

Sincerely,

KauaiikaUA & Chun Architects



Dwight KauaiikaUA, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
4224 Waialae Avenue #102  
Honolulu, HI 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Leu:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 15, 2000. A one week delay was allowed for any "trailing" public comments. On September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaiikawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

KAWAIKAWA PLAZA HALE MAUKA  
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Mr. Lester Leu, President  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 15, 2000 to the Department of Planning and Permitting, and our previous response, and offer the following updated responses:

1. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate near hole #3 and the paving of the maintenance path along the 9<sup>th</sup> fairway from the proposed improvements to the golf course, and the use of metal poles for suspending the taller netting.
2. Please note that the visual impact of the driving range will be found in Section 4.2.5 of the Final EA.
3. Section 2.3 of the Final EA will provide a description of the installation of the taller netting on coconut trees.
4. Because of the relatively shallow roots of the coconut tree, it is highly unlikely that the installation of the coconut trees will impact the groundwater table.
5. The approximate number of coconut trees and their locations will be shown in Section 2.3 of the Final EA.
6. There are no plans to illuminate the driving range.
7. The Final EA will be revised to include a statement that on occasion, noise will be created when errant golf balls hit the new coconut trees.
8. Since the driving range will not be illuminated nor widened (allowing more tee boxes), it is unlikely that there will be increased use of the driving range.
9. Regarding the comments on "the proposed project substantially affects scenic vistas and view planes," we believe the complete significance criteria statement is "the proposed project substantially affects scenic vistas and view planes identified in county or state plans or studies." The impact on the County's Coastal View Study will be addressed in Section 6.1 of the Final EA. While it is true that the County has established a height limit for P-2 zoning districts, safety netting and supporting structures at many driving ranges, including the City's own Ala Wai Golf Course, exceed that height.
10. It is the opinion of the driving range consultant that the proposed netting will reduce risk of injury to golfers and others.
11. It is the opinion of the driving range consultant that the existing driving range is inadequate from the standpoint of safety.
12. Please be assured that the improvements to the driving range is not proposed with the intention of increasing membership, nor will it likely attract interest in membership. Thus, no corresponding impacts from increased membership are likely to occur (additional traffic, noise).
13. At no time has it been represented that Sony Corporation has demanded or requested the proposed additional safety netting (and previously proposed maintenance path) as a condition of its tournament.
14. No discussion was included on the statement that "the Club's course constructed 50 years ago can now adequately physically support its requested improvements and increased burdens without significantly impacting its neighboring communities" because at present, the significant impacts appear to be centered around the visual impact of the proposed safety netting on several residents surrounding the golf course.


Mr. Lester Leu, President  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK. 3-5-23; PORTION OF 1  
July 25, 2003  
Page 3

15. We appreciate the alternative you have suggested to the proposed netting. To add a covering over the driving range will require a number of supporting strands to keep the covering from sagging (and reducing the effective height of the netting). These supporting strands must be high-tension and to support these high-tension strands, some sort of poles will have to be installed. So this alternative is not likely to obviate the need for poles (or taller netting). However, as requested, this alternative will be included in Section 5.9 of the Final EA.

Thank you for your participation in the environmental review process. Please be assured that your letter will be included in the Final EA.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight Kaahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII



1-111 P. 14/73 P. 2/2

10-0557 97.1138 85124PM KUPAHUKOLA & OAHU (808) 599-4723

1-111 P. 11/73 P. 3/3

10-0557 97.1138 85124PM KUPAHUKOLA & OAHU (808) 599-4723

Jim & Pamela Cannell  
10971 Waihale St  
Honolulu, HI 96821  
Tel: (808) 375-8726 Fax: (808) 373-2130  
E-mail: 8585811001@hawaii.rr.com

August 23<sup>rd</sup> 2000

City & County of Honolulu  
Department of Planning and Permitting  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

Attn: Mr. Randall K. Fujita, AIA

Dear Mr. Fujita,

We are Jim and Pamela Cannell and we are writing to express our strong opposition to the proposed new variances at the Waihale Golf Course. We own and reside at 10971 Waihale St with our four children. We purchased this property two years ago.

We were on the island in July and the 1<sup>st</sup> three weeks of August, but did receive the notice of application and public hearing concerning the Waihale Golf Course proposed variances. We really feel that this was less than a minimal amount of information that should have been furnished by the applicants to the property owners bordering or within view of the golf course.

The notice, although it had a map, had no legend or means of identifying what was going to be where. We phoned a neighbor who thought the dotted line in front of our home was to be a part of the fence. Instead it is the truck service road. Since returning to Honolulu, we have attempted to gather as much information as possible about the proposed project and did manage to read the draft environmental assessment. Unfortunately, what information we've managed to glean has raised many questions and unanswered ones except to locate the various projects.

Following is a list of questions for which we would very much appreciate answers:

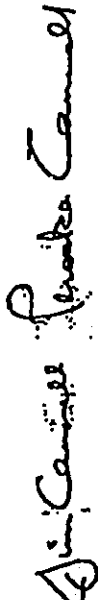
- 1) Why was there not a full information package required by the city to be forwarded to all property owners? For instance, the references to the road in front of our house is referred to most commonly in all information as a "maintenance path", a service path, etc. when in fact it would be a 250' long 12' wide concrete road (just in front of our house) for trucks on 2 sides of our property. My reaction to a path in front of our home or a 12' concrete road soaking up heat and with golf balls bouncing off it are vastly different. Of 525' of pavement to our lot only 120' would now not be concrete road!
- 2) All references in the D.E.A. refer only to access from Kahala Ave. and Koolaha Ave. Is this service road going to access Waihale St.? Has the impact of such an access been studied especially those it is in the intersection where Waihale St. intersects Waihale St.? This location we might point out is a busy intersection

because of the Waihale Rd traffic coming through our neighborhood to beat the left turn light at Waihale St. and Kalamahole Highway

3) Has a study really been done on the flood effects of this road? New records surrounding roughs said a new 8' concrete curb path put in front of our house within the last year totally block our only driveway to the creek/ditch on the east side of the 3<sup>rd</sup> driveway. This is now a near swamp whenever we have an average rain and is always wet. This new road would now give us a 20' width of concrete in 2 roads within 50' of our front property line installed in one year. This area was just grass when we purchased the property. Has the visual impact, and certainly the lowering of our property value been taken into consideration? Has the potential problem of insects flourishing in this new swampy area been assessed? What about flooding potential? We would appreciate copies of the permit applications, approvals and environmental impact studies for last year's projects as I received nothing. This is not a casual thought. This is a request.

4) The golf course is the westward side of our property, windows and doors on our house (and all adjoining houses that would be fringed by this road) are always open for cooling and ventilation. We will now be subjected to diesel fumes and noise from trucks, cars, etc. operating within 20' of the front of the house on the upward side. Has this been taken into consideration? While one might argue that it would only be used during the golf tournament, we would ask where the limitation language is that would assure this? My feeling is if someone goes to the expense of building a concrete truck road they plan to use it. For 3 or 4 days of the golf tournament, they can drive on the grass as they always have and easily use existing easements.

We could go on for pages with similar questions concerning the amount of study and consideration of problems to our community, property values, and quality of life that need to be addressed, but the fact is that this project has not been adequately researched and the need for these projects simply hasn't been demonstrated. The burden of proof of need should be with the applicants and the research providing answers to the questions we've raised and dozens of others need to be specifically and adequately addressed by them. Their entire focus seems to be to assure the Bishop Estates that there would be no negative impact on the golf course property. They point out that the golf course was established in 1927 long before the Waihale Golf Course community. We would point out that our community was established in the late 50's, 40 odd years ago, by the Bishop Estates. We have several residents who have lived here that secure time. Our community was established with many conveniences that inspired our being good neighbors, we are not a cheap subdivision, recently built, with no sense of responsibility. However, neighborhood is a two way street. We do not pay premium prices for property on a golf course only to have the amenities destroyed by concrete truck roads and 60' poles and newly created muddy bogs and sit quietly by. Our neighbor Vi Dolman has asked, when she was asked by the Bishop Estates to pay a premium for her lot, that the price was at a premium because "this is a golf course fringeage". No mention was made that it was to be a concrete truck road fringeage! We will look forward to your reply.

Sincerely,  
  
 Jim Cannell

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8525PM KAUAIKAWA & CHUN (0808) 599-4723 1-11 P.05/01 P.573

- cc → Alan Lum, General Manager - Waialae Golf Country Club
- cc Lester Lee, President - Waialae Golf Course Community Association
- cc The Honorable Jeremy Hanks Meyer - City of Honolulu
- cc Kamehameha School CEO, Bishop Estate
- cc Office of Environmental Quality Control
- cc Edwin Wong - CEO, Westhouse Inc.
- cc John Henry Felix - Councilmember, District 3
- cc Duke Balaun - Councilmember, District 4
- cc Barbara Marumoto - State representative, District 17
- cc Matt Matsuyaga - State Senator, District 9

# KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUANI KAUAIKAWA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Jim & Pereta Cannel  
1097 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; portion of 1**

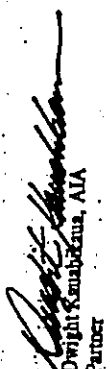
Dear Mr. and Mrs. Cannel:

We have reviewed your letter dated August 23, 2000 to Mr. Randall K. Fujita, AIA and note that your concerns appear to be over the proposed maintenance path along the 9<sup>th</sup> fairway. We can report that recently the Waialae Country Club has decided to drop this maintenance path from the proposed improvements to the golf course.

Thank you for participating in the environmental review process. Your letter will be included in the Final Environmental Assessment.

Sincerely,

Kauaikawa & Chun Architects

  
Dwight Kauaikawa, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990.01Via Cannel.word

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DOCUMENT CAPTURED AS RECEIVED

**KAUAIHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAU'UHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Jim & Perseka Cannell  
1097 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1 OF 1**

Dear Mr. and Mrs. Cannell:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 23, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaihihikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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Jim & Perseka Cannell  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
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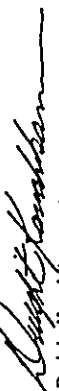
Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 23, 2000 to the Department of Planning and Permitting and note that your concerns appear to be over the previously proposed gate near hole #3 and maintenance path along the 9<sup>th</sup> fairway. As we have replied earlier and as noted above, based on comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate and maintenance path along the 9<sup>th</sup> fairway from the proposed improvements to the golf course.

Thank you for participating in the environmental review process. Your letter will be included in the Final Environmental Assessment.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauaihihikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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SEP-25-00 MON 11:22 FAX NO. 8085276743 PLANNING & PERMITTING FAX NO. 8085276743 P. 04

Via Fax 527-6743 Steven Tagawa Dept of Planning & Permitting City & County of Honolulu 650 S. King St., 7th Floor Honolulu, HI 96813

SEP-25-00 MON 11:23 PLANNING & PERMITTING FAX NO. 8085276743 P. 04

Dear Mr. Tagawa, I am very disturbed at the direction I'm seeing the proposals of the Waialae Country Club for variances that directly impact the Waialae Golf Course Community moving. It appears the attitude of the city is that the entire monkey is on our (members of the WGCCA) back to concretely prove that there are specific facts/reasons that these variances shouldn't be granted. This is totally backwards. We have decided that these rules protect the quality of life on many ways for all of us. Any change should require a preponderance of facts that indeed overriding these codes and rules is important enough to disregard these carefully established guidelines.

variance, but is a good compromise as it is attached to and stays below the street. When asked at the meeting if the Waialae Country Club had considered a top covering the range at 40' the reply was "no". However, as was pointed out by Ira Heifer, a member of the WGCCA, this is a common practice in Japan where space is tight. This solution could solve the problem without violating the scenic vista and view planes listed in various county and state studies? Estimated would be the potential for ground water disruption by these 50 odd huge poles. The cost is probably less and the fact it hasn't even been studied shows a total disregard for an equitable solution to the perceived need.

Since writing previously, I've had the opportunity to attend the Kuliouou/Kalanu Ika Neighborhood Board Meeting at the Auna Hana Library on 9/7/2000. At this meeting, Alan Lum, General Manager of the Waialae Country Club, and the architect of the proposed revision gave their presentation. Many members of the WGCCA attended and asked numerous specific questions, very few of which were answered or even an attempt made to answer them. In most cases, it was obvious that no thought had even been given to the potential problems for an alternative considered.

The Waialae Country Club likes to refer to the 12' wide 1,400' long service truck road as a "maintenance path", but when asked about the dangers of 2-way traffic on the road, Alan Lum said that was a ridiculous concern because 18-wheelers couldn't meet on this road! This tells us what type of traffic they expect and why in their Draft EAS, they don't even mention a new easement onto Waialae St. Although they do mention several lanes Kalanui Ave. and Keolu St. where the accesses already exist. Are you aware that there are about 20 elementary school students on Waialae Street within 3 blocks of where this entrance, where Mr. Lum now admits will include 18-wheelers enter? Does it seem fair that these children who drive, walk their dogs and ride their bikes will now have their safety compromised even though when asked, Mr. Lum stated that they had considered no alternatives such as another location or at least temporary matting or floatation tires?

In regard to the 60' fence, the concern appears to be safety. That being the case, shouldn't there be hard cold facts presented by the Waialae Country Club of the need for a variance? Examples are:

Does it seem fair that this blatant disregard for our neighborhood should result in Mr. & Mrs. Walter Teruya who live here were the original builders of their home or Mrs. Margaret Oda who lives in the home she and her late husband built when the community was established would now have an entrance to Waialae Street to accommodate 18-wheelers light right in front of their homes? This without even attempting to find an alternative solution. Our home was built by Mr. Teruya's brother, Albert. These people have lived here for 40 years. This is a fine family who has made a huge contribution to our community and were among the Japanese American families who made tremendous sacrifices during WWII, a family of whom we should all be very proud.

Now we basically say to them, "Thanks, but what have you done for us lately?" We are in a hurry and can't take time to see if there is an alternative to having 18-wheelers rumbling past your house and through your quiet, little community.

There are much better alternative solutions to the Waialae Country Club proposal. If the City does not require the time be taken and all possible alternatives exhaustively studied to find those with the least impact on the community it is a derelict on duty.

1) How many people a day use the driving range as compared to 5, 10, 15, 20 years ago? Has the age of the membership dropped so they hit further? 2) Show us a graph for the last 20 years on injuries to players as the result of errant golf balls from the range demonstrating a substantial increase in injuries. 3) How many golfers are also hit each year just on the fairways? Waialae is a tight golf course and I'm sure there are many, but to play golf, the player takes some risk of being hit. The fact that a player had been hit between the eyes recently seemed to be the only number available. That is not statistical evidence. The above questions are, however, the types of evidence the City should require to even consider a variance and bear in mind that the 40' pretem fence is already a

Sincerely, Jim Cannell  
cc. Senator David Iouyou; Governor Ben Cayetano; Mayor Jeremy Harris; Lester Lee, President, WGCCA

**KAUAIHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAUHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

Please note that your letter will be included in the Final Environmental Assessment.

Sincerely,

Kauaihiuka & Chun Architects



Jim Carmell  
1097 Waiholo Street  
Honolulu, HI 96821

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK. 3-5-23; portion of 1**

Dear Mr. Canuell:

We have reviewed your letter dated September 15, 2000 to the Department of Planning and Permitting and we offer the following responses to your comments:

1. The number of golfers hit by errant golf balls was presented in Section 2.2 of the Draft Environmental Assessment.
2. While it is true that many driving ranges in urban areas in Japan do have a top covering, most, if not all of these driving ranges are double-decker (because of high land prices). Thus, in order to provide safety to surrounding properties from mis-hits from the higher deck, many of the driving ranges have a top covering. In addition, to add a covering over the driving range will require at least a number of supporting strands to keep the covering from sagging (and reducing the effective height of the netting). These supporting strands must be high tension and to support these high-tension strands, some sort of poles will have to be installed. So this alternative is not likely to obviate the need for poles.
3. We note that the rest of concerns appear to be over the proposed maintenance path along the 9<sup>th</sup> fairway. We can report that the Waiale Country Club has recently decided to drop this maintenance path from the proposed improvements to the golf course.

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## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Jim Cannell  
1097 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Cannell:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 15, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauahikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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Jim Cannell  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 15, 2000 to the Department of Planning and Permitting and our earlier response, and offer the following responses to your comments:


1. The number of golfers hit by errant golf balls will be presented in Section 2.2 of the Final Environmental Assessment.
2. While it is true that many driving ranges in urban areas in Japan do have a top covering, most, if not all of these driving ranges are double-decker (because of high land prices). Thus, in order to provide safety to surrounding properties from miss-hits from the higher deck, many of the driving ranges have a top covering. In addition, to add a covering over the driving range will require a number of supporting strands to keep the covering from sagging (and reducing the effective height of the netting). These supporting strands must be high tension; to support these high-tension strands, some sort of poles will have to be installed. So this alternative is not likely to obviate the need for poles. As noted elsewhere in this letter, the suspension of the taller netting is no longer being proposed with poles but with taller coconut trees.
3. We note that the rest of your concerns appear to be over a proposal for a gate near hole #3 and a maintenance path along the 9<sup>th</sup> fairway. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop both the gate and maintenance path from the proposed improvements to the golf course.

Jim Cancell  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 3

Thank you for your participation in the environmental review process. Please note that your letter will be included in the Final Environmental Assessment.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

  
Dwight Kaahikaia, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII





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**KAUAIHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAUAIHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. John T. Goss  
John T. Goss & Company  
P.O. Box 10147  
Honolulu, HI 96816

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK. 3-5-23; portion of 1**

Dear Mr. Goss:

We have reviewed your letter dated August 15, 2000, regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course and offer the following responses:

- 1) Please note that mention was made of the proposal to add taller poles and netting around the employee parking lot. This was found in the second to last sentence of Section 2.3 of the Environmental Assessment (EA).
- 2) Waialae Country Club has decided to drop the proposed maintenance path along the 9<sup>th</sup> fairway. This will be reflected in the Final EA.
- 3) As discussed, the number of poles and their locations are not precisely known. There is no deliberate attempt to keep this information private. One of the major reasons that the precise location of the poles is not known, is because it is quite possible that the location of the poles may have to be sited in the field. While the maximum span of the netting between poles is known, every attempt will be made to place the poles on the driving range (or parking lot) side of existing clumps of coconut trees or vertical waiiwili trees. This will help to reduce the visual impact of the poles.
- 4) Your suggestion that vertical waiiwili trees be planted instead of raising the nets as a means of better protecting golfers from errant golf balls from the driving range will be relayed to the Waialae Country Club. However, please note that the Club has already attempted this measure, but the waiiwili trees which have been planted have not reached an adequate height or thickness to stop errant balls. While these trees can grow to as tall as 60 feet, a thick hedge of waiiwili may actually have a greater visual impact than netting, since the current netting is nearly invisible when viewed across a fairway, while a hedge

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of vertical waiiwili could be viewed as hedge or wall 60 feet high. This will be shown in the Final EA.

- 5) According to the Waialae Country Club, there have been two (2) documented cases of players being struck in the last fourteen months. There have also been numerous close calls when balls have struck carts or loaded near players. This information was provided in Section 2.2 of the Draft EA.

Thank you for participating in the environmental review process.

Sincerely,

Kauaihikaua & Chun Architects



Dwight Kauaihikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. John T. Goss  
John T. Goss & Company  
P. O. Box 10147  
Honolulu, Hawaii 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Goss:

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Mr. John T. Goss  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
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Page 2

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In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 15, 2000, regarding the Draft Environmental Assessment (DEA) for the Waialae Country Club Golf Course and our earlier response, and offer the following responses:

- 1) As noted elsewhere in this letter, the suspension of taller netting is no longer being proposed with 60-foot metal poles but with taller coconut trees. We think this will result in little or no degradation of your views towards the golf course.
- 2) In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the previously proposed gate near hole #3 and maintenance path along the 9<sup>th</sup> fairway. This will be reflected in the Final EA.
- 3) As mentioned elsewhere, metal poles are no longer required for the suspension of the taller netting. We believe the taller netting, which would be constructed of the same material as the existing netting, is nearly invisible to the naked eye when viewed from across a fairway (let alone from adjoining properties).
- 4) Your suggestion that vertical willow trees be planted instead of raising the nets as a means of better protecting golfers from errant golf balls from the driving range has been relayed to the Waialae Country Club. However, please note that the Club has already attempted this

Mr. John T. Goss  
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Page 3

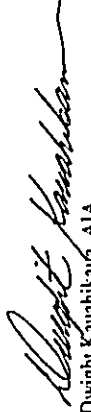
measure, but the wiliwili trees that have been planted have not reached an adequate height or thickness to stop errant balls. While these trees can grow to as tall as 60 feet, a thick hedge of wiliwili may actually have a greater visual impact than netting; the current netting is nearly invisible when viewed across a fairway, while a hedge of vertical wiliwili could be viewed as hedge or wall 60 feet high. This will be shown on Figures 13A and 13B in the Final EA.

5) According to the Waialae Country Club, there have been two (2) documented cases of players being struck in the last 36 months. There have also been numerous close calls when balls have struck carts or landed near players. This information will be provided in Section 2.2 of the Final EA.

Thank you for participating in the environmental review process.

Sincerely,

KAUAIKAUA & CHUN ARCHITECTS

  
Dwight Kauihikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

The additional request to erect 60-foot high poles with 24-inch bases on the property is also against the desirability of the Community Association, the Neighborhood Board, and the adjacent property residents. This will destroy long-established aesthetic experiences to adjacent homeowners and surrounding residents.

Since our community is most directly impacted by these requests why then were we not given copies of the environmental assessment? Why were we not included within the assessment regarding any adverse impact to our community (WFOCA) and subsequent mitigation measures? Since the road is not permeable it would cause runoff and flooding during storms, will have a damaging effect on the homes next to it.

It clearly appears that the information is incomplete. It is inaccurate, and therefore should not be acceptable. It is for these and other reasons that I along with many others in the community are against the approval of the requested variances and request the necessity of an Environmental Impact Study.

Very truly yours;

*Im Z. Helfer*  
Im Z. Helfer  
IZH/bm

cc: DECC-Office of Environmental Quality Control  
District IV Councilman Duke Blumum  
Councilman John Henry Felix  
Senator Sam Slom  
Senator Matt Mairunga  
Representative Barbara Manuoso  
Waialeale Golf Course Community Association  
Neighborhood Board No. 2

Im Z. Helfer  
4648 Waipahoehoe Place  
Honolulu, Hawaii 96821-1239  
Tel: 808 373-4454 Fax: (808) 377-5216  
E-mail: ihelzr@hawaii.rr.com

'August 1, 2000

City of Honolulu

City & County of Honolulu  
Department of Planning and Permitting  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI, 96813

Attention: Mr. Randall K. Enjild-AJA

Dear Mr. Fujiki:

Because of the many unanswered questions listed below and possibly many others, these special requests which have been applied for by the Waialeale Golf Course should be held in abeyance, as I feel it mandates further in-depth review and an Environmental Impact Study.

I am a resident of the Waialeale Golf Course Sub-division, and am in receipt of your Notice of Application and Public Hearing; pertaining to the Waialeale Community Club's request to have a Special Management Area Use Permit, Shoreline setback Variance, and Zoning Variance. I point out the coincidental appearance of an envelope from the Waialeale County Club, which was placed in the mailboxes of the adjacent properties several hours after receiving your notice via mail. Their letter seemed to be an inaccurate and incomplete explanation of the scope of their variance requests.

I attended the Waialeale Golf Course Community Association Board of Directors meeting, on July 30<sup>th</sup>. The information pertaining to their requests was discussed, and the result of the discussion was the Board sent their letter of this presentment, for all the requested variances, to your office and I believe a copy to Waialeale CC.

On August 4th I attended the Neighborhood Board #2 meeting. At this meeting District IV Councilman Duke Blumum was in attendance, and he informed us that the presentation made to him with relation to the 12 foot wide road was pertaining to the Sony Jumbo-tram, which is used during the Sony Open, and caused deep holes in the ground when it was moved in place. That was the reason given him for the path request.

In response to that explanation he was informed that the Sony tram was actually assembled and dismantled in place. It was the feeling of the attendees that the intention was to use this extremely long 12-foot wide road as a base for trams during the golf tournament & service trucks year around, and there were total misrepresentations made to him about the tram.

Furthermore, it seems that no consideration about the dangers this road would present to the adjacent homeowners. It would without doubt cause street golf balls among their premises because of balls striking the road and bouncing into their property. Without the road the ball would remain in the grass. Major concern is the location of the access to this road. Where is that going to be from? The Golf course? Or the subdivision roads which should not be used for this purpose.

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Ira Z. Helfer  
4645 Wipahoe Place  
Honolulu, HI 96821-1239

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23; portion of 1**

Dear Mr. Helfer:

We have reviewed your letter dated August 5, 2000 to the Department of Planning and Permitting and offer the following responses.

The Waialae Country Club invited neighboring properties to a presentation of the proposed project as a means of obtaining community input. Additionally, through the Special Management Area Use Permit application process, a public hearing was held to gather more community input. Although not legally required, at the meeting, the Department of Planning and Permitting extended the deadline for public review of the Draft Environmental Assessment until September 15 (original deadline was August 23). The Final Environmental Assessment will note that the Waialae Golf Course Community Association Board of Directors voted to oppose the proposed driving range safety netting and poles, and proposed golf cart paths. Your personal opposition to the proposed maintenance path along fairway #9 and the driving range safety netting and poles is noted. Please note that the Waialae Country Club has decided to drop the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.

Please be assured that your letter and this response will be included in the Final Environmental Assessment.

Sincerely,

Kauahikaua & Chun Architects

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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KAWAIAHAO PLAZA HALE MAUKA  
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## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAIKI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Ira Z. Helfer  
4645 Waipahoe Place  
Honolulu, HI 96821-1239

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Helfer:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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Mr. Ira Z. Helfer  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.


We have reviewed your letter dated August 5, 2000 to the Department of Planning and Permitting and our previous response, and offer the following responses.

The Final Environmental Assessment will note that there are several residents who are opposed to the previously proposed poles at the driving range and employee parking lot and the previously proposed gate near hole #3 and maintenance path along hole #9. These individuals include the Board of Directors of the Waialae Golf Course Community Association and members of the Kuliouou-Kalani Iki Neighborhood Board No. 2. As noted earlier in this letter, in response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate near hole #3 and the proposed paving of a maintenance path along the 9<sup>th</sup> fairway, and the use of metal poles to install the taller netting (using taller coconut trees instead).

Thank you for your participation in the environmental review process. Please be assured that your letter and this response will be included in the Final Environmental Assessment.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight KauaiKawa, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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Ira Z. Helfer  
4645 Waipahoa Place  
Honolulu, Hawaii 96821-1239  
Tel: 808 373-4456 Fax: (808) 377-5216  
E-mail: ihelfer@hawaii.rr.com

September 16, 2000  
00 SEP 19 PM 2 J1  
DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

City & County of Honolulu  
Department of Planning and Permitting  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI. 96813

Attention: Mr. Randall K. Fujiki, AIA

Dear Mr. Fujiki:

I have written you on August 5<sup>th</sup> and also attended and gave testimony on August 16<sup>th</sup> at the Special Hearing pertaining to the requests by Waialae Country Club.

I am a resident of the Waialae Golf Course Sub-division, and am aware of the plans that Waialae Country Club has submitted requesting to have a Special Management Area Use Permit, Shoreline Setback Variance, and Zoning Variance. I gave testimony at the Special hearing on August 16<sup>th</sup> and expressed my objections because of many reasons, which I shall try to convey to you herewith.

To begin with, Waialae Country Club's only attempt to inform us their neighbors was in a letter which seemed to be an inaccurate explanation of the scope of their variance requests.

The requested variances seem to have overlooked the neighbors to who will be directly impacted by the changes.

The creation of a 12-foot road behind the homes along the approximately 1300-foot road will amongst other things

- Create a potential flood hazard
- Create an environmental hazard due to the emissions from the vehicles using the road
- Create a launching platform from which golf balls which have previously stopped in the grass (rough along this area) would now become errant balls causing damage to the homes and the safety & wellbeing of the occupants and their guests
- Create a commercial route for large trucks through our residential streets from which access is proposed which will create another safety hazard for the children and elderly people in our community
- Reduce the value of our properties because of this change requested

2000/CL06-5709

The additional request to erect 60-foot high poles with 24-inch bases on the property is also against the desirability of the Community Association, the Neighborhood Board #2, and the adjacent property residents.

The protection has nothing to do with the surrounding residents as purported by the WCC.

The view planes will be unnecessarily effected and will without doubt create an unacceptable 'jail-effect' instead of the tranquil greenery we were promised by Bishop Estate

The property values will reduced because of these types of changes

Continued page 2

I have attended the:

Waialae Golf Course Community Association Board of Directors meeting, on July 30<sup>th</sup>. The information pertaining to these requests was discussed, and the result of the discussion was the Board sent their letter of disagreement, for all the requested variances, to your office and I believe a copy to Waialae CC. The association represents approximately 200 property owners in our sub-division.  
Neighborhood Board #2 Aug. 4<sup>th</sup> and Sept. 8<sup>th</sup> meetings at which our community spoke of our objections to these special requests and there were resolutions passed by the Board against the proposals made by WCC

Our political representatives, Barbara Marmoro, Sam Siom and others have confirmed their support for our objections and are also against the changes

Since our community is most directly impacted by these requests why then were we not given copies of the environmental assessment?

Why were we not included within the assessment regarding any adverse impact to our community (WGCCA) and subsequent mitigation measures?

Since the road is not permeable it would cause runoff and flooding during storms, what effect will this have on the homes next to it?

In 1992 Waialae, when requesting the variances for the 40-foot height change (and ultimately granted), our association did not protest because of the method of hanging the nets from the coconut trees, which we did not feel would create an eyesore or create unacceptable view planes.

The current variance request will become an absolute eyesore, and is totally unacceptable.

Because of the many unanswered questions listed below and possibly many others, these special requests which have been applied for by the Waialae Golf Course should be held in abeyance, as I feel it mandates further in-depth review and an environmental impact study.

It surely appears that the information is incomplete, it is inaccurate, and therefore should not be acceptable. It is with for these and other reasons that I along with many others in the community am against the approval of the requested variances.



Ira Z. Helfer  
IZH/bm  
Very truly yours;

Cc: OEQC-Office of Environmental Quality Control  
District IV Councilman Duke Baunum  
Councilman John Henry Felix  
Senator Sam Stone  
Senator Matt Matsunaga  
Representative Barbara Marumoko  
Waialeale Golf Course Community Association  
Neighborhood Board No. 2



## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Ira Z. Helfer  
4645 Wipahae Place  
Honolulu, HI 96821-1239

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, T.M.K. 3-5-23; portion of 1**

Dear Mr. Helfer:

We have reviewed your letter dated September 16, 2000 to the Department of Planning and Permitting and offer the following responses.

1. The Wai'alae Country Club invited neighboring properties to a presentation of the proposed project as a means of obtaining community input. Additionally, through the Special Management Area Use Permit application process, a public hearing was held to gather more community input. Although not legally required, at the meeting, the Department of Planning and Permitting extended the deadline for public review of the Draft Environmental Assessment until September 15.
2. Please note that the Wai'alae Country Club has decided to drop the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.
3. Your objections to the proposed improvements to the driving range are noted.
4. Typically, not every resident in an area surrounding a project is given a copy of an environmental assessment. However, copies are distributed to various agencies such as neighborhood boards and the area library.
5. Section 4.2.8 of the Final Environmental Assessment will be revised to address the impacts of the proposed project on the Wai'alae Golf Course Community Association.
6. The maintenance path along the 9<sup>th</sup> fairway is no longer part of the proposed improvements to the golf course.
7. Your objections to the proposed higher netting and new poles at the driving range are noted. Please note that a visual impact analysis of the proposed safety netting poles will be provided in the Final Environmental Assessment.

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8. Your objection to the project is noted.

Please be assured that your letter will be included in the Final Environmental Assessment.

Sincerely,

Kauaiikaua & Chun Architects



Dwight Pauhi Kauaiikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Ira Z. Helfer  
4645 Wipahae Place  
Honolulu, HI 96821-1239

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Helfer:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 5, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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Mr. Ira Z. Helfer  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 16, 2000 to the Department of Planning and Permitting and our previous response, and offer the following responses.

1. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate near hole #3 and the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.
2. Also in response to comments received on the Draft EA, the Waialae Country Club will no longer be suspending the taller netting from 60-foot high metal poles but from coconut trees with a trunk height of 60 feet. Please note that a visual impact analysis of the proposed safety netting suspended from coconut trees will be provided in the Final Environmental Assessment. We think this method of hanging the nets from coconut trees will not create an eyesore or adversely affect viewplanes.
3. The Final Environmental Assessment will note that there are several residents who are opposed to the previously proposed poles at the driving range and employee parking lot and the previously proposed gate near hole #3 and maintenance path along hole #9. These individuals include the Board of Directors of the Waialae Golf Course Community Association and members of the Kuliouou-Kalani Iki Neighborhood Board No. 2.

Mr. Ira Z. Helfer  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; PORTION OF 1  
July 25, 2003  
Page 3

Thank you for your participation in the environmental review process. Please be assured that your letter will be included in the Final Environmental Assessment.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS



Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

100/006-5056

RICHARD K. INGERSOLL  
944 Waibolo Street  
Honolulu, Hawaii 96821  
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Facsimile: (808) 531-6963  
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DWIGHT PAU'AHU KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

**KAUAIKAUA & CHUN / ARCHITECTS**

March 12, 2001

Mr. Richard K. Ingersoll  
944 Waibolo Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23; portion of 1**

Dear Mr. Ingersoll:

We have reviewed your letter dated September 13, 2000 to the Department of Planning and Permitting. We concur that the proposed improvements to the setting surrounding the driving range and the employee parking lot are to provide safer conditions. Please note that the previously proposed maintenance path along fairway #9 has been dropped from the project. We thank you for your review and comments.

Sincerely,

Kauaiikaua & Chun Architects



cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990.01\Richard Ingersoll.wrd

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September 13, 2000

Randall K. Fujiki  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Re: Waialae Golf Course  
Draft Environmental Assessment  
TMK 3-5-23; por. 1

Dear Mr. Fujiki:

I am a member of the Waialae Golf Course Community Association and have heard that there are several individuals who are claiming to represent all the residents of the Association in opposing the proposed projects for Waialae Country Club. This is not the case.

I have heard that a few of the residents are opposing the proposed poles and netting for the driving range. Because this is a safety issue, I would encourage you to approve the permit being applied for by the Club. I would also encourage you to approve permits for the cart path along the ocean side of the 7<sup>th</sup> green, because it will clearly have no effect on property values and desirability of any of the adjoining properties.

Sincerely,



Richard K. Ingersoll

cc: Office of Environmental Quality Control

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Richard K. Ingersoll  
944 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23;  
PORTION OF 1**

Dear Mr. Ingersoll:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 23, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties, including governmental agencies.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 13, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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Mr. Richard K. Ingersoll  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
23; PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

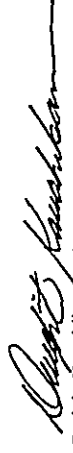
In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 13, 2000 to the Department of Planning and Permitting and our previous response, and we believe our original response to you is unchanged. We concur that the proposed improvements to the netting surrounding the driving range and the employee parking lot are to provide safer conditions. As noted in this letter and our previous response, the previously proposed gate near hole #3 and a maintenance path along fairway #9 have been dropped from the project. We thank you for your review and comments.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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2000/CLOG-5125

September 16, 2000

Mr. Steve Tagawa  
Dept. of Planning & Permit  
City & County of Honolulu  
650 S. King Street  
Honolulu, HI 96813

\*00 SEP 18 PM 2:48

CITY & COUNTY OF HONOLULU

Dear Mr. Tagawa:

I'm a resident of the Waialae Golf Course Community Association residing on the golf course on Waiholo Street. I felt compelled to write to you to address my concerns regarding the proposed request for variance and permit approval submitted by the Waialae Golf Course.

I personally did not receive or get a chance to view a copy of the EA document submitted by the project architect as none was made available even after our association did request for a number of copies. However from what I've heard at the public hearing, association meetings and subsequent neighborhood board #2 meeting, where Mr. Alan Lum (manager at the WCC) and the project architect did a presentation, I feel there are just too many unanswered questions, concerns and issues that have not been addressed nor even mentioned in their EA document.

Some of my concerns are as follows.

Regarding the proposed 48 60-foot poles:

There has been no mention of what impact or consequences if any, of drilling into the ground to plant the 48 sixty foot poles would have on the surrounding lands. How deep would they have to drill? Could this cause potential shifting or sinking of the surrounding lands? If not immediate, what about 5, 10 or even 20 years from now? I would hate to discover after the fact that the land is shifting and causing cracks in my foundation and walls, destroying the integrity of my home.

The view planes of the homes facing the driving range will be a permanent eye sore. It will definitely change the view and looks of the golf course. The aesthetics of the golf course will not be the same. Sixty foot poles along a fairway certainly ruins the aesthetics and seems inappropriate for the image and ambiance for the Waialae Golf Course.

The major reason for proposing the 60-foot high poles with netting is for the safety of golfers and protecting the employees autos and vehicles. Well, an alternative might

be putting up trellises with landscaping and netting over the parking area. This should prevent the errant balls from damaging the vehicles as well as providing shade for the vehicles.

As for the safety for golfers, as a golfer myself, there is a certain amount of risk that I assume every time I decide to go on the golf course. Of course, no one wants to be hit by an errant golf ball, but that's the risk golfers take. If the problem of golfers being struck by errant balls is a frequent problem with many occurrences, I might feel differently, however, the number of incidents over the past 5 years, if I recall correctly per Mr. Alan Lum, was very minimal (less than 10) and fortunately none being very serious except possibly the last occurrence. Of course, even one injury is more than we'd like but realistically what golf course is immune from this problem.

It seems that the golf course did not spend much time and effort in evaluating alternatives, but rather, believed that their proposed request was simply going to be approved without much resistance or opposition from anyone.

Last thought on this issue, is the land area where the driving range located large enough to accommodate a full blown driving range? Or are we trying to squeeze a square peg into a circle?

Regarding the concrete road:

First, as an owner of a home on the golf course, we accept certain responsibilities as to the risk that's associated with living on the perimeter of a golf course. However, when the golf course decides to change or alter the course later, putting me into more harms way, I cannot just sit idle and not do anything to protect my interest, and more importantly, the safety of my family and property.

The EA document failed substantially to identify the impact of what a 1300 feet long, 12 feet wide concrete road situated along the perimeter of the homes will have on them. It's very ironic that the driving force for the proposed sixty-foot poles and netting is one of safety for golfers and vehicles. Then the golf course makes a 180 degree turnaround and want to put this insane 12 feet wide concrete road along side 7-8 homes, substantially increasing the hazards of errant golf balls bouncing off the cement road and crashing into their properties causing severe property as well as potential personal injuries. What's even more insane, is the argument that this road will most likely be used only during the week before and after the Sony Open. If this is the case, does it make any sense to jeopardize these residents for 365 days of the year for a road supposedly built for use for only 8-10 days?

Per Mr. Alan Lum, the proposed road is spec'd to be built to accommodate commercial vehicles up to the size of 18 wheel tractor-trailers. In the EA document, I believe no mention was made that the commercial vehicles that would be using this service road could be as large as 18 wheel tractor-trailers, nor was there any mention of Waiholo Street being the only ingress and egress street for this service road. In

September 10, 2000

addition, are the streets in our small neighborhood large enough to accommodate such large vehicles? What about the park cars on our streets?

With the weight of these commercial vehicles, what impact will it have on the wear and tear of our roads, which are not constructed to accommodate these huge and heavy commercial monsters?

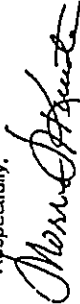
At our most recent neighborhood board meeting, Mr. Alan Lum was asked a question if this service road is to be used only for the Sony Open as we have been led to believe. He would not confirm nor deny that this service road would only be used for the Sony Open. This leads us to believe that it could be used more often resulting in an increase of commercial vehicles in our small community. How would this impact the safety of our residents of whom many are in their 70s and 80s, and of the many little children now moving into the neighborhood riding their bikes, scooters and roller blades? What about their safety? Isn't their safety and welfare foremost?

Other issues are the impact to the air quality and the noise for the nearby homes. How would they be impacted? How would you like to have a tractor-trailer driving in your neighborhood street or just outside the back of your house? The noise and the fumes from their exhaust are not pleasant experiences, especially at your back door when you thought you were purchasing a home (at a premium) away from the busy commercial districts and streets, to a getaway of the peace, tranquil, lush greenery of a prestigious golf course fronting.

The EA document made no mention of how the construction and placement of this service road could impact our flood zones. What would be the impact on our drainage and runoffs? What about the heat retained by the concrete mass. Will the displacement of all the earth impact the absorption of standing water? What assurance do we have that this constructed road will not alter or have any negative impact of the flood zones?

Mr. Tagawa, there are just too many unanswered questions, concerns and issues that have not been addressed for this project to be approved. It seems that little thought has gone into this proposed project, nor much effort into finding workable alternatives. We are all in support of the Sony Open, as well as would like to remain good neighbors, however we strongly believe there are better alternatives for what the golf course would like to accomplish with less impact to their neighbors and surrounding communities. I appeal to you that the request by the Waialae Golf Course for the proposed permit be put on hold or denied until a comprehensive EIS can be done.

Respectfully,



Morris N. Kunita

Morris & Judy Kunita  
1001 Waialae Street  
Honolulu, Hawaii 96821

## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Morris & Judy Kunita  
1001 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23; portion of 1**

Dear Mr. and Mrs. Kunita:

We have reviewed your letter dated September 16, 2000 to the Department of Planning and Permitting and offer the following responses:

1. According to the driving range netting consultant, the Tanner Consultant Group, 60-foot high poles would have to be installed to a depth of 12 feet below the surface elevation. Currently plans require a total of 43 total poles, not 48, for the driving range and employee parking lot. This information will be provided in the Final Environmental Assessment.
2. According to the geotechnical consultant, Weidig Geotechnical, it is highly unlikely that the installation of the driving range netting poles will cause potential shifting or sinking of surrounding lands, both immediately or 20 years from now.
3. Your assessment of the visual impact of the proposed poles along the driving range is noted.
4. Thank you for your suggestion that the employee parking lot could be protected by the construction of a trellis with netting. Please note that some service trucks that need to access the golf course maintenance area must go through the employee parking lot. The trellis, then, must be high enough to accommodate these trucks. A tall trellis may cause greater visual impacts to some neighboring residents.
5. Please be assured that the Waialae Country Club did not assume that extending the netting around the driving range would be met with little or no opposition. Unfortunately, due to liability concerns and the recommendations of the driving range netting consultant, the only alternative presented to the Waialae Country Club is to extend the netting. Despite the anticipated opposition, it was decided to seek the appropriate permits. As you note in your letter, one assumes some risk by stepping onto a golf course; however, it must be acknowledged that this is an increasingly litigious world and should someone get hurt, everyone connected with the safety conditions on the golf course could be named as a party of the lawsuit.

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

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6. We note that the rest of the concerns in your letter appear to be related to the proposed maintenance path along the 9<sup>th</sup> fairway. We can report that recently the Waialae Country Club has decided to drop this maintenance path from the proposed improvements to the golf course.

Please be assured that your letter will be included in the Final Environmental Assessment.

Sincerely,

Kauaiikaua & Chun Architects



Dwight Kauaiikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII



## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Morris & Judy Kunita  
1001 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. and Mrs. Kunita:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauaihihika & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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567 SO. KING STREET, SUITE 108  
HONOLULU, HAWAII 96813

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Morris & Judy Kunita  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 16, 2000 to the Department of Planning and Permitting and our previous response, and offer the following updated responses:

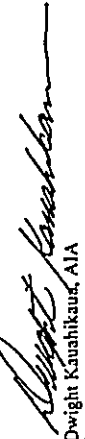
1. In response to comments received on the Draft EA, the use of 60-foot metal poles to suspend the taller netting is no longer being proposed. Instead, coconut trees with trunk heights of 60 feet will be installed, to which the netting will be suspended.
2. Coconut trees have relatively shallow roots, so it is highly unlikely that the installation of coconut trees will cause potential shifting or sinking of surrounding lands, both immediately or 20 years from now.
3. The driving range is currently lined by coconut trees. The visual impact of the proposed improvements to the driving range and employee parking lot, then, will be similar to existing conditions, except that the trees will be taller. The netting itself will be constructed of the same material as the existing netting, which is nearly invisible when viewed from the opposite side of a fairway, let alone from adjoining properties.
4. Thank you for your suggestion that the employee parking lot could be protected by the construction of a trellis with netting. Please note that some service trucks that need to access the golf course maintenance area must go through the employee parking lot. The trellis, then, must be high enough to accommodate these trucks. A tall trellis may cause greater visual impacts to some neighboring residents.
5. Please be assured that the Waialae Country Club did not assume that extending the netting around the driving range would be met with little or no opposition. Unfortunately, due to liability concerns and the recommendations of the driving range netting consultant, the only alternative presented to the Waialae Country Club is to extend the netting. Despite the anticipated opposition, it was decided to seek the appropriate permits. As you note in your letter, one assumes some risk by stepping onto a golf course; however, it must be acknowledged that this is an increasingly litigious world and should someone get hurt, everyone connected with the safety conditions on the golf course could be named as a party of the lawsuit.
6. We note that the rest of the concerns in your letter appear to be related to the previously proposed gate at hole #3 and a maintenance path along the 9<sup>th</sup> fairway. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop both the gate and maintenance path along the 9<sup>th</sup> fairway from the proposed improvements to the golf course.

Morris & Judy Kunita  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 3

Thank you for your participation in the environmental review process. Please be assured that your letter will be included in the Final Environmental Assessment.

Sincerely,

KAUAHIKAJA & CHUN ARCHITECTS

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

DOCUMENT CAPTURED AS RECEIVED

OCT-11-00 WED 13:34 PLANNING & PERMITTING FAX NO. 8085276743 P 01 2000/CLOA-3-22

SEP 13 PM 2 '00

September 12, 2000

Postnet Fax Note	7871	Case 0111000001
To	Vincent S.	From Steve T
Phone	533-1402	999-A He signed
Fax	533-1402	Phone that was his phone
		Fax 533-6743

Randall K. Fujiki  
 Director  
 Department of Planning and Permitting  
 City and County of Honolulu  
 650 South King Street  
 Honolulu, HI 96813

SUBJECT: WAIALAE GOLF COURSE  
 DRAFT ENVIRONMENTAL ASSESSMENT  
 TMK: 3-5-23: por. 1

Dear Mr. Fujiki:

I own a home along the golf course with a line-of-sight view of the driving range and employee parking lot. I have heard that a few residents are opposing the proposed poles and higher netting.

It is my understanding that the primary issue is safety. In the interest of safety, please approve the permit being applied for by the Club.

I also do not see any significant impact as a result of the installation of a seldom used maintenance roadway and oceanside cart path.

Sincerely,

*Mrs. Leah Rowland*

Mrs. Leah Rowland  
 949 Kealaolu Place  
 Honolulu, HI 96816

cc: Office of Environmental Quality Control

# KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAIHIKAUA, AIA  
 DANIEL GARY CHUN, AIA

March 12, 2001

Mrs. Leah Rowland  
 949 Kealaolu Place  
 Honolulu, HI 96816

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
 IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
 COURSE, TMK. 3-5-23: portion of 1

Dear Mrs. Rowland:

We have reviewed your letter dated September 12, 2000 to the Department of Planning and Permitting. We concur that the proposed improvements to the setting surrounding the driving range and the employee parking lot are to provide safer conditions. Please note that the previously proposed maintenance path along fairway #9 has been dropped from the project. We thank you for your review and comments.

Sincerely,

Kauaihihaka & Chun Architects  
 Dwight Kauaihihaka, AIA

*Dwight Kauaihihaka*

cc: Steve Tagawa, Department of Planning & Permitting  
 Office of Environmental Quality Control  
 PDR HAWAII

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**KAUAIHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAU'AHU KAUAHIKAUA, AIA  
DANIEL GARY CHUN, F.A.I.A.

July 25, 2003

Mrs. Leah Rowland  
949 Kealaolu Place  
Honolulu, HI 96816

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

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As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 12, 2000. A one week delay was allowed for any "trailing" public comments and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

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

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Mrs. Leah Rowland  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

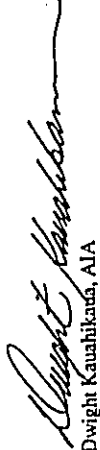
In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 12, 2000 to the Department of Planning and Permitting and our previous response, and we believe our original response to you is unchanged. We concur that the proposed improvements to the netting surrounding the driving range and the employee parking lot are to provide safer conditions. As noted in this letter and our previous response, the previously proposed gate near hole #3 and maintenance path along fairway #9 have been dropped from the project. We thank you for your review and comments.

Sincerely,

KAUAIHIKAUA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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SEP 13 '08 06:35PM KAUAIHUKULA & OAHU (808) 599-4723

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②

From  
Sherrey Spangler  
459A Waikele Street  
Hon. HI. 96821

Office of Environmental Quality Control  
Attn: Genevieve Salmonson  
235 South Beretania  
#702  
Hon., HI 96813

SEP 13 2000  
August 22, 2000

Kauaihukula & Oahu

Dear Sirs:

As a member of the Waialae Golf Course Community Association (WGCCA) but speaking for myself and my family, we have many problems with the Waialae Country Club, July 25, 2000 Draft Environmental Assessment prepared by "PBR Hawaii" Kauaihukula & Chun Architects.

**Per 1.4.1 HISTORY OF THE WAIALAE COUNTRY CLUB.**

We feel some extra clarification needs to be stated regarding the history of this community.

The Waialae Country Club and the Waialae Golf Course Subdivision both share the same original landlord, Bishop Estate. In 1942 the Waialae Country Club acquired the lease to the golf course and for the next 20 years it went through economic ups and downs.

In 1956 Bishop Estate was looking to enhance the value of their lands on the golf course, and the lands around the golf course, which was designated an Improvement District. This district consisted of sugar cane, dairy and pig farms.

The Waialae Golf Course Subdivision consists of residents who heard only via word of mouth about this Improvement district and paid to develop the improvements for all the infrastructure in this district. Each individual future home builder also paid high premium prices for the ability to lease the land from Bishop Estate and then pay an obligatory starting price of \$30,000 plus to build their own custom homes (in 1959 this was all done with the understanding that this was not only to enhance this newly formed community, but also to enhance and upgrade the Waialae Golf Course and it's Country Club who were seeking to become a truly private (exclusive) club and golf course but couldn't only because it was surrounded by pig farms.

Only after the Waialae Golf Course subdivision was completed with their very expensive homes, was the Waialae Golf Course and Waialae Country Club finally able to successfully conclude their efforts to take the country club and course truly private in 1965. Since then the club has remained a first class private club and maintained their exclusive status.

To date, the Country Club, Bishop Estate and the residents of the Waialae Golf Course

subdivision have enjoyed a mutual, good neighbor policy. The country club and all surrounding residents all share the same original landlord, Bishop Estate, who entered into real estate contracts in the Waialae Golf Course subdivision with very restrictive covenants, high premium costs for leases, then high costs for purchase of the fee for land all to maintain high standards of appeal not only for our community but also for the Waialae Country Club.

1. Why wasn't the WGCCA notified by the Waialae Country Club or Kauaihukula and Chun Architects from the very beginning about everything they were proposing to do?
2. Why was the "WGCCA" not notified by City Department of Planning and Permitting in their July 25th letter of notification to Carol Takahashi (Mayor's Representative to NB #2) that, as of their July 25 letter to her, a 30 day comment period ending August 22 (or August 25) had legally begun regarding the Country Club "Draft Environmental Assessment" How could we individually or as a group properly, and in the legal time frame, respond if we were not notified, nor given a copy of the environmental assessment?
3. Why didn't the Department of Permitting and Planning notify us in their legal notice to certain WGCCA residents dated July 28, 2000 (in reference to a City Department of Permitting and Planning meeting to take place August 16, 2000) of a legal comment period from July 25 to August 25 had already commenced? (Since the City has access to all impacted residents 300 feet from the proposed projects.)
4. Why didn't the Waialae Country Club or their architects, who claim they are the applicant, notify the surrounding residents and the Board of Directors of the Waialae Golf Course Community Association of the proposed 12 foot wide maintenance road for service trucks, and it's newly planned access onto and from Waiholo Street through the Waialae Golf Course subdivision?
5. Why were TRAFFIC IMPACTS regarding the access to and from the maintenance road from Waiholo Street not included in the Draft Environmental Impact Assessment?
6. Why was the access to and from the 12 footwide 1250 foot long maintenance road for service trucks from Waiholo Street and therefore the entire Waialae Golf Course Subdivision not divulged in the DEA?
7. Why was no homeowner directly abutting the 1250 foot long maintenance road ever contacted or asked how they felt about it?
8. Per issue # 4-2-2 regarding traffic and circulation, why does the DEA say that the project site is accessed from Kahala Avenue and Kealaolu Avenue

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when they are planning a 12 foot wide service road for trucks to access onto Waiholo Street where there is no gate, where there is no driveway cut, where there is no historical use in the history of our cul-de-sac community?

9. Per Issue #4-2-2 regarding traffic and circulation, potential impact and mitigative measures, the DEA says, "the proposed improvements to the golf course will not generate long-term traffic requiring any mitigative measures. How can that be true and how can they pretend to deal with impact and mitigative measures when they are actually discussing building a new road inside the golf course to have a brand new access on to a heretofore unaccessed street whose traffic impacts will be felt year round?"

10. Per Issue # 4.2.9 regarding infrastructure the DEA says "infrastructure improvements necessary for the project will be provided by connecting to existing easements. We ask exactly what infrastructure improvements, where, connecting to which existing easements?"

11. Per Issue #4.2.9.1 regarding roadways for infrastructure the DEA says "the project site is accessed directly from Kahala Avenue which connects to Kalaniana'ole Hwy. via Kealahou Avenue. Traffic impacts have been described in Section 4.2.2." If the DEA twice repeats itself saying the project site is accessed from Kahala Avenue, why is there no mention of a new proposed 12 foot wide road with a new access at a heretofore unaccessed street which is Waiholo? This is the second time the DEA mentions the project site being accessed by Kahala Avenue and Kealahou Avenue.

12. Per Issue # 4.2.3 regarding air quality the DEA says that the Waialae Country Club has only "one major source of man-made pollution in the region are from cars traveling on Kalaniana'ole Hwy." Why is no mention made about truck emissions year-round for the homes directly abutting the proposed 12 foot wide maintenance road in the country club plans?

13. If the 12 foot wide maintenance road is to be used only one week out of the year, as they say, who will enforce that restriction all the rest of the year? If it is used only one week out of the year, why must it be a permanent cement road which would affect the surrounding environment every day of the year for the rest of our lives.

14. Why couldn't the maintenance road be in a more appropriate place, and why couldn't it be marine track and access from the pro shop which is direct and short and non-impacting to surrounding residents?

15. Per Issue 4.2.3 regarding potential impacts and mitigative measures the DEA states impacts will only be "during the short-term construction period. They also say there will be no increase in long-term

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4

vehicular traffic as a result of the proposed improvements. How can there be no increase in long-term vehicular traffic if they're secretly planning to build a 12 foot wide maintenance road for trucks that is, when built, permanent and therefore long-term?

16. Per Issue # 4.2.4 regarding noise the DEA states that the "noise in the vicinity of the proposed improvements is generally from traffic on Kahala Avenue, wind through the vegetation and the ocean." We question why is there no reference to the noise generated from the trucks and workmen from the proposed new 12 foot wide service road for trucks that, once installed, will be in use year round? Why do they only refer to noise during the construction period? Once again there is no true discussion of potential impacts and mitigative measures?

17 Per Issue 4.2.5 regarding visual resources when the DEA mentions that "the proposed improvements will not be visible from Kealahou Avenue, Waialae Avenue, and Kalaniana'ole Highway." They then go on to say that "however, the proposed improvements MAY BE visible from Kahala Avenue, by some residences along Waiholo Street and Kaimoku Place and along the shoreline. We ask: why do they attempt to down play the visual impact by saying that some improvements "may be visible" when in fact they WILL BE VERY visible from not just some residents along Waiholo Street but many residents along Waiholo Street.

18. When discussing visual impacts why did they leave out the residents of Waipahoehoe Place, Kealahou Place, and dozens of residents up Laukahi Street, etc. on Waialae Iki Ridge?

19. Per Issue 4.2.5 regarding visual resources potential impacts and mitigative measures, the DEA says "the proposed improvements will generally not be visible to the public except for those residences located along the golf course Mauka of the proposed service road and driving range. Is the DEA thus saying that the people of Kahala, Waialae Golf Course Subdivision, Kai Nani and Waialae Iki Ridge are not "the public" and thus don't count? Especially since we are the homes directly impacted?"

20. Per Issue 4.2.8 regarding character of the community "the golf course was originally built in 1927 long before the surrounding residences were developed. Is the DEA therefore saying that homes allowed to be built on and around the golf course in 1959 on Bishop Estate leased land have no rights and no character of their own?"

21. Is the golf course sitting on an island all by itself surrounded by white space as if no one else existed?

P.6.0 (5)

22. Per Issue #4.2.6 regarding the character of the community potential impacts and mitigative measures, the proposed improvements will enhance the golf course, which has been in place for over 70 years. We ask: Is the Country Club allowed to consider only that which they mistakenly think will enhance their golf course, but which all the surrounding residents think is an eyesore to the Country Club and to the abutting homes on the golf course?

23. With the WGCCA original Bishop Estate restrictive covenants in place stating we had to maintain our properties to a high standard, is the land owner or the Country Club allowed to place a visual blight at our property lines or beyond when we are not allowed to?

24. With the proposed 12 foot wide 1290 foot long maintenance road for service trucks placed directly off the boundaries of the homes on Waiholo Street at the ninth fairway balls that would otherwise hit the turf and stay would bounce off the hard surface into peoples homes causing safety hazards. Short of the Country Club coming back at a later date and building poles and nets to stop the bouncing balls, which would TOTALLY UNACCEPTABLE. What other mitigation measure could there possibly be to stop the bouncing balls, except to not build the road in the first place.

25. For forty two (42) years the residents along Waiholo Street have enjoyed esthetic view planes and the pleasant esthetic quality of green rolling lawns. We ask: why has no mention been made about the destruction of the esthetic view plane and the grass lawn quality to the golf course that has been the historic use. Outside the backyards of these peoples homes on the golf course there are no cart paths or service truck roads.

In closing, we would like to say that no true discussion has taken place regarding the characteristics of the project sites themselves or the surrounding communities. Therefore potential impacts and mitigative measures were not discussed adequately and sometimes not at all. This environmental assessment is obscure at best, and at worst the applicant just hasn't done their homework.

They have not, per 6.0 \*determined whether the proposed action may have a significant impact on the environment, every phase and expected consequences, both primary and secondary, and the cumulative as well as short and long-term effects have been evaluated.

The applicant has chosen to discuss all impacts almost exclusively during construction period. The applicant at other times has chosen to leave out dramatically pertinent information regarding a proposed "unhistoric use" 12 foot wide by 1290 foot long service road for trucks. They also chose not to divulge the fact that this proposed road would break through a lava wall where no gate has ever existed nor any driveway cut ever been made. This would seek to create a new service truck entrance through a

P.7.0 (6)

cut-de-sac community that has never before been used for service truck entrance for the golf course. The Country Club already has long established accesses for trucks via Kealahou Avenue and Kahala Avenue as they so proudly refer to in their environmental assessment. So let them continue to use these more than sufficient accesses.

In closing, as an alternative measure for the access to the "Sony Open" 18th hole and Triton site can be accessed by the shortest and easiest distance from the pro shop parking lot. To save their lawns anywhere on the course during the Sony Open they should lay down temporary "marna track"

No serious discussion has yet taken place for alternatives to the problems created by a "Sony Open" outgrowing it's britches.

As of August 22 this community is still waiting to receive the many copies promised to us by Dwight Kauhikawa at the August 16, 2000 public hearing, so that the rest of this community would be privy to the pertinent information upon which they are supposed to base their many comments.

Sincerely yours,

Sheridan R. Spangler

SEP 13 '00 06:41PM KUHNIKOR & CHUN (888) 599-4723

Courtesy of Hono. Advertiser! P.B. 97

ISLAND FACT

Group health insurance was introduced to Hawaii on June 1, 1938, by the Hawaii Medical Service Association.

Source: Advertiser and Advertiser Photo and Annual Photo in Hawaii

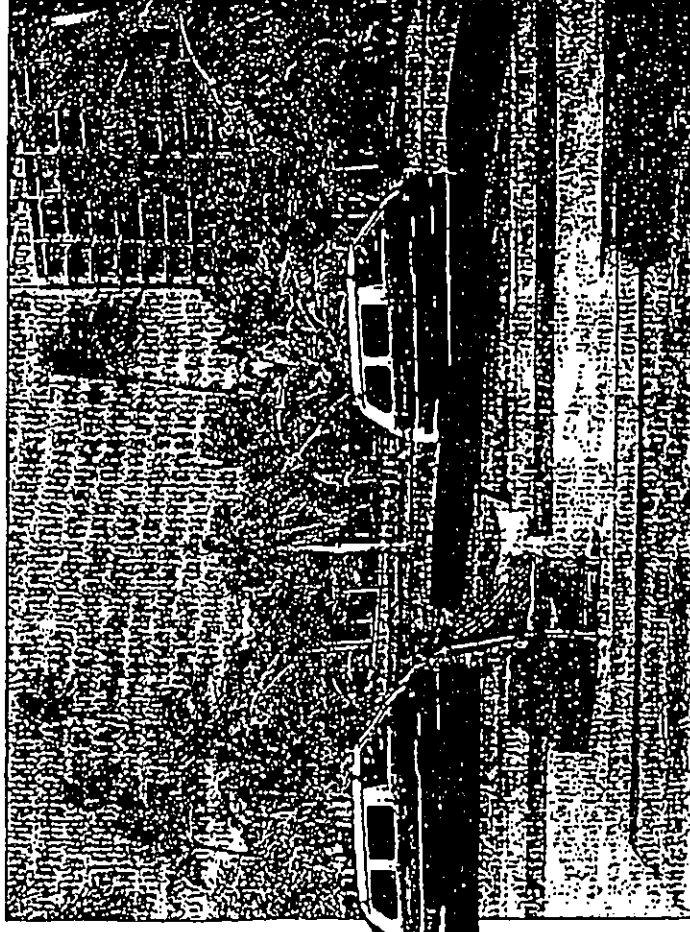
HOW TO REACH US

LETTERBOX 30100 Honolulu, HI 96828-0100
JAMES GONNER - 985-1343
SCOTT ENJIYAWA - 626-2790

TUESDAY AUGUST 15, 2000

E-mail: hawaii@honorulandrefill.com

net idea irks residents



Vi Doiman, relaxing by her pool at the Waialae Country Club, worries about the club's plans to put a 12-foot-wide road next to the retaining wall that abuts her property and others. The road would be used by cars and trucks.

SEP 13 '00 05:24PM KUHNIKOR & CHUN (888) 599-4723
THIS IS THE VIEW WITHOUT REMARKING
TO THE POLES & NETS.



1. View of driving range from along Fuka edge of Fairway #10.

WAIHACO HOKES



2. View of driving range from along Fuka edge of Fairway #11.

Kealaolu HOKES

UNCLEAR PHOTOGRAPHS!



## KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Sheriden Spangler  
4599 Waikua Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TME. 3-5-23; portion of 1**

Dear Ms. Spangler:

We have reviewed your letter dated August 22, 2000 to the Office of Environmental Quality Control and offer the following responses to your questions:

1. Members of WGCCA living closest to the proposed improvements were invited to a public informational meeting before the public hearing.
2. Under the Department of Health's Environmental Impact Statement Rules, the public is notified of the availability of environmental documents for review through publication in the Office of Environmental Quality Control's (OEQC) periodic bulletin, *The Environmental Notice*. As it turned out, the Department of Planning and Permitting extended the legal public comment period by extending the deadline to 30 days from the date of the public hearing.
3. We cannot comment on the information provided by the Department of Planning and Permitting, but based on our experience, the Department usually provides information in hopes that residents invited will attend the public hearing to learn more about the project at that time.
4. Please note that Kauaihiuka & Chun/Architects is the agent for the applicant, Waialae Country Club. As noted before, a separate, public informational meeting was held before the public hearing.
5. The Waialae Country Club has decided to drop the proposed paving of a maintenance path along the 9<sup>th</sup> fairway.
6. As noted above, the maintenance path has been dropped from the proposed improvements to the Waialae Golf Course.

KAWAIHIKAUA PLAZA HALE MAUKA  
567 SO. KING STREET SUITE 101  
HONOLULU, HAWAII 96813

Phone (808) 516-2113  
Fax (808) 599-4723

7. The maintenance path is no longer part of the proposed action.
8. The reference made was to existing access to the golf course, which does occur via Kahala Avenue and Keolu Avenue.
9. The maintenance path is no longer part of the proposed action.
10. The statement, "Infrastructure improvements necessary for the project will be provided by connecting to existing easements" will be deleted from section 4.2.9 of the Final Environmental Assessment.
11. The maintenance path is no longer part of the proposed action.
12. The maintenance path is no longer part of the proposed action.
13. The maintenance path is no longer part of the proposed action.
14. The maintenance path is no longer part of the proposed action.
15. The maintenance path is no longer part of the proposed action.
16. The maintenance path is no longer part of the proposed action.
17. The maintenance path is no longer part of the proposed action.
18. Generally, visual impacts are described from public roadways, since it is difficult to gain access to private property (especially private residences) in order to take photographs.
19. See response #18 above.
20. It is a statement of fact that the golf course was built before the residences surrounding the golf course were built.
21. Please refer to section 2.1.2 of EA, which describes the surrounding land uses.
22. The proposed improvements are not unusual for a golf course. The golf course is an excellent amenity to surrounding residences, providing a maintained open space (better maintained than a public park), and providing enhanced land values. This information will be added to section 4.2.8.
23. This is a matter of perspective. Walking along the perimeter of the golf course, one could also argue that there are many residences visible from the golf course, which are a "visual blight".
24. The maintenance path is no longer part of the proposed action.

25. The maintenance path is no longer part of the proposed action. It should be noted that there are some residences around the golf course whose backyards already front cart paths.

As requested, revisions described above will be made to Section 4.2.8.

Thank you for participating in the environmental review process.

Sincerely,

Kauahikaua & Chun Architects

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Sheriden Spangler  
4599 Waikui Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Ms. Spangler:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 22, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, KauaiKawa & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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

Phone (808) 535-2233  
Fax (808) 599-4723

Sheriden Spangler

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 22, 2000 to the Office of Environmental Quality Control and our previous responses. Based on the aforementioned revisions to the project, we offer the following updated responses to your questions:

1. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the previously proposed gate near hole #3 and the paving of a maintenance path along the 9<sup>th</sup> fairway.
2. The statement, "Infrastructure improvements necessary for the project will be provided by connecting to existing easements," will be deleted from section 4.2.9 of the Final Environmental Assessment.
3. Generally, visual impacts are described from public roadways, since it is difficult to gain access to private property (especially private residences) in order to take photographs. With the change from poles to coconut trees, we think the appearance of the perimeter of the driving range and employee parking lot will change from mostly invisible netting on coconut trees ranging in height from 25 to 60 feet to mostly invisible netting on coconut trees of mostly 60 feet in height.
4. It is a statement of fact that the golf course was built before the residences surrounding the golf course were built.
5. Please refer to section 2.1.2 of the EA, which describes the surrounding land uses.

Sheriden Spangler  
SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003  
Page 3

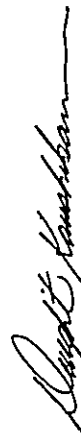
6. The proposed improvements are not unusual for a golf course. The golf course is an excellent amenity to surrounding residences, providing a maintained open space (better maintained than a public park) and enhancing land values. This information will be added to section 4.2.8 of the Final EA.
7. This is a matter of perspective. Walking along the perimeter of the golf course, one could also argue that there are many residences visible from the golf course that are a "visual bight."
8. The maintenance path is no longer part of the proposed action. It should be noted that there are some residences around the golf course whose backyards already front cart paths.

As requested, revisions described above will be made to Section 4.2.8.

Thank you for your participation in the environmental review process.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight Kauaiikawa, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

SEP-25-00 MON 10:39 FAX NO. 8085278743 P.01

SEP-25-00 MON 10:39 PLANNING & PERMITTING FAX NO. 8085278743 P.02

Post # 5	7871	9/25/00
Time 5:40	Shylyka	Sept 7
Page 1	Dr. OVP	
Page 2		
Page 3		

FROM: Sherry Spengler  
4599 Waikuli Street  
Honolulu, Hawaii 96821

TO: Office of Environmental Quality Control  
c/o Glanviava Salmonson  
235 S. Beretania Street #702  
Honolulu, Hawaii 96813

Dear Sirs: Office of Environment Control  
Department Permit & Planning  
Waialae Country Club  
Kauahikaua & Chua

Our community is sorely disappointed in the lack of total disclosure and discussion of the issues involved with Waialae Country Club request:

1. Install (40) 80 foot poles and nets around the driving range

Erect an 8 foot chicken wire fence at the bottom of the 80 foot poles and nets surrounding the entire driving range.

Construct a 12 foot wide road approx. 1300 feet long built just outside the backyards of nine homes on Waialae Street which seeks to knock through an existing wall, where no gate exists, onto Waialae Street. There are no driveway cues on any of our Waialae Golf Course Subdivision subdivisions for the Waialae Country Club, and no easement agreement exists with our restrictive covenant community association neighborhood.

Regarding the "significance criteria" of Law 11 200-12, if anyone has seriously read the Waialae Country Club Draft Environmental Assessment, one will see that only a mislead description (at best) has been given of the project itself, and no consideration beyond the construction period has been given. No consideration has been given at all to "secondary effects of the proposed action" or "cumulative impacts, both primary and secondary, and the cumulative as well as short and long-term effects of the action."

1. We are therefore requesting that the applicant describe each separate project in full, with clear and proper maps and more professional photography showing views before and after proposed project.
2. We are requesting that a complete discussion regarding impacts direct and indirect, short-term and long-term and cumulative effects be given to each and every project.
3. We are requesting that the applicant completely discuss alternatives to each and every project besides build and no-build, and alternative locations besides "here" or "not at all."
4. We are requesting the applicant completely discuss mitigation measures to each and every project, outside of the construction period, for residents who live on Waialae Street, Waipahoa Street, Kalia Street, Kalia Place, Kalia Avenue and residents up on Waialae Rd, Aiea Koa, Hale Koa, and the H-1 the way driving past Kalia Mall looking down at the course towards the ocean doing the legal speed limit of 35 mph.

NOW TO THE "SIGNIFICANCE CRITERIA".

CRITERIA #1: "INVOLVES IRREVOCABLE COMMITMENT TO LOSS OR DESTRUCTION OF ANY NATURAL OR CULTURAL RESOURCE."

Concrete tees, steel poles and netting create an irrevocable loss and destruction of the beautiful nature of the greens and serene view planes of the greens, which is a major part of the experience of golfing.

The "NATURAL" resource (topography) of any golf course is, by clear definition, rolling green lawns, fairways, green putting areas and tees. Though re-configured by man, and maintained by gardeners, greens and lawns are the only thing of nature in a golf course, and are absolutely necessary for the functioning of a golf course and for the enjoyment of golfers and surrounding neighborhood.

CRITERIA #2: "CURTAILS THE RANGE OF BENEFICIAL USES OF THE ENVIRONMENT."

Regarding the proposed 12 foot wide 1300 foot long service truck road on the 5th fairway (along Waialae Street), the "rough" grass to the side of the fairway on this golf course is critical for about 10 land owners, since it is in a flood plain, and during bad storms, flood waters flow from residences out onto the "rough" and then permeate into the soil. Any long-term homeowner here can tell you flooding off their properties does not flow into any stream in the course, but out into those rough areas which are semi-cultivated for flood control since 1950. If a 12 foot wide by 1300 foot long road is built out in that rough, the flood water will not be able to permeate property out onto the rough off-fairway, but will be held between increased and homeowner property.

In the early 1980's, in the space of a couple of years, HONOLULU experienced several serious flooding storms. It was unusual, but it happened. At that time we went out and purposely studied the flooding patterns from homes out onto the golf course and witnessed the need for unobstructed "rough" and "greens" to handle all the flood water.

Another beneficial use curtailed by 80 foot poles and nets and service truck road is the destruction of the "panoramic" natural view of lovely greens and tees which is why people pay more just to live on a golf course, because of the beauty and serenity of the landscape.

CRITERIA #4: "SUBSTANTIALLY AFFECTS THE ECONOMICAL OR SOCIAL WELFARE OF THE COMMUNITY OR STATE."

When a property owner has paid a high price for land to live on the golf course, real estate agents and government officials have attempted to bluff that 80 foot poles and a 12 foot wide service truck road in the backs of peoples homes will cause serious property value decline, which causes serious economic loss to existing homeowners. Some may not even be able to sell their homes, if they wanted to, after discussing the reason for the 12 foot wide service truck road just off their back yard, or 80 foot poles and netting (80 foot screened fence) across the fairway. CONSIDERATION: If you would like to discuss this in more detail, please contact the club's operating manager.

SEP-25-00 MON 10:40

PLANNING & PERMITTING FAX NO. 8085278743

P. 03

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**CRITERIA # 5: " SUBSTANTIALLY AFFECTS PUBLIC HEALTH.**

"Any truck size from an "18 wheeler" to a golf cart will be driven on the 12 foot wide 1300 foot long service truck road. So stated Alan Lum, General manager of the Walsloe Country Club, upon questioning at the Neighborhood Board #2 September 7, 2000 meeting. It was also stated that there wouldn't be any way to keep anyone (golfers and service trucks, etc.) from using this truck road. The applicant admitted this road would be projected to access by a totally new cut through a wall (alongside a residence property) onto Walsloe Street in the Walsloe Golf Course Community. ( Vehicle access has never before existed through our community for their club or course, nor any driveway/cuts for roads.)

A 12 foot wide by 1300 foot long cement road creates an unnatural environment where balls will now bounce into people's homes (taking harm to body or physical structure (imped of shiting into the rough.)

Potential for future safety measures. The country club would be obliged to come back at a later date and put up more poles and nets and create a "green yard" view.

Air and noise pollution never before experienced with trucks on a truck route (where none existed before.)

Trucks vibration and giving off exhaust and truck emissions are direct and future health hazards.

Glare and heat off the new road will rob homeowners of a sense of coolness (integral to the grass and golf course experience.

**CRITERIA # 7: "INVOLVES SUBSTANTIAL DEGRADATION OF ENVIRONMENTAL QUALITY.**

Balls bouncing trucks rumbling exhaust fumes- noise vibration scenic view destruction.

Commercial "18 wheeler" traffic on WCCCA community roads and backyards of people's homes off Walsloe Street.

Possible flooding from water retention between properties and road.

Loss of privacy and quiet. This is a destruction of environmental quality since without the proposed truck road and 60 foot poles, the above impacts would never happen.

SEP-25-00 MON 10:41

PLANNING & PERMITTING FAX NO. 8085278743

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**CRITERIA # 8: "IS INDIVIDUALLY LIMITED, BUT CUMULATIVELY HAS CONSIDERABLE EFFECT ON THE ENVIRONMENT OR INVOLVES A COMMITMENT FOR LARGER ACTION.**

Due to bouncing balls the 12 foot wide and 1300 feet long cement service truck road will, in the future, mandate further poles and nets.

Department of Permitting and Planning has questioned whether there will be a need for lights on the road at present or in the future. Also, any "new road" traffic starts slow then increases in use.

Will 60 foot poles be used later for light fixtures for night time driving range capability? Or space leased to cell phone companies for lobby function?

What assurances do we have? With proposed net, what's to stop the country club from coming back to do more roads elsewhere on the course and requests for higher poles with nets?

**CRITERIA # 10: "DETRIMENTALLY AFFECTS AIR OR WATER QUALITY OF AMBIENT NOISE LEVELS.**

A new road 12 feet wide 1300 feet long where not even a least built asphalt surface will absolutely change the air quality causing exhaust and noise and "vegetable dust" with a serious detrimental creation of high decibel noise and ambient noise.

Use of this truck road would start at 4:30 am or 5 pm in the morning with no reductions the rest of the day.

**CRITERIA # 11: "AFFECTS AN ENVIRONMENTALLY SENSITIVE AREA SUCH AS A FLOOD PLAIN, TSUNAMI ZONE, EROSION-PRONE AREA, GEOLOGICALLY HAZARDOUS SAND, ESTUARY, FRESH WATER, OR COASTAL WATERS.**

As previously discussed in criteria 2, Walsloe Golf Course Community sits off a flood zone where flood waters need to flow unimpeded out into the rough to percolate into the bays. Flood water from homes in WCCCA could flow into bays.

**CRITERIA # 12: "SUBSTANTIALLY AFFECTS SCENIC VISTAS AND VIEW PLANES IDENTIFIED IN COUNTY OR STATE PLANS OR STUDIES.**

The applicant states on page 8 RE: 2.2.1 "General Plan" that "surrounding residences are overlooked by the scenic and open views offered in this community" and thus their projects conform to the general plan.

IN REALITY: the Walsloe Golf Course is surrounded by residential communities and a 5 star hotel, none of whom would consider themselves "overlooked" by looking at a "golf course" of 60 foot poles and nets with an 8 foot-tall-tower with a 100 foot-tall-tower totally surrounding it.

6 of 8

CONCLUSION:

The Waialeale Country Club should be denied any request for SMP # 2000-SMA-42 BY (NO. 2000 6V-10) VAR (10. VAR-38)

Otherwise, they should be obliged to do an Environmental Impact Statement since their EA is seriously flawed by lack of disclosure or serious discussion of alternatives or mitigation measures, and no studies to back up their weak ideas.

Also, there is no harm to the Sony Open since the Sony representatives have said they did not request the changes to the golf course (see attached letter from Sony Corporation.)

SOLUTION ALTERNATIVE SITE FOR SERVICE TRUCK ROAD:

1. Why not extend an existing 12 foot wide cement maintenance road by the golf cart garage facility approx 200-300 feet to the site by the "Sony Open's 18th hole"? This road is accessed via Kahala Avenue and doing so is the pro and golf cart garage. (see attached diagram)
2. Otherwise, approx. 100' over from the pro-shop parking lot, in the Koko Road direction, an alternate access could be created off Kahala Avenue directly beside (underneath) the first line, which could then connect to the same existing wide cement maintenance road with an almost direct hit to the Sony Open "18th hole", without the incredible environmental impact and degradation to the Waialeale Golf Course and surrounding Community.

REGARDING (10) 60 FOOT POLES & NETTED FENCING AROUND THE CIRCUMFERENCE OF THE DRIVING RANGE

1. The country club should seek to either re-locate the driving range to a safer location (course layout modification).
2. They should consider the idea of getting rid of the outcropped and space crunching driving range completely.

The applicant states that there have been 3 (three) documented cases of players being struck in the last 10 years. There have also been numerous close calls. They claim it is 1,660 days.

This sounds like a very good track record where its common knowledge that persons entering a golf course is at risk for being struck. That is where the expression "your" comes from.

How many times can the applicant come back asking for safety in higher poles higher nets?

At what point is it too much?

At what point is it ditched?

Where does it stop?

SOLUTION FOR DRIVING RANGE SAFETY CONCERNS:

GOLFERS SHOULD BE REQUIRED TO WEAR SAFETY HELMETS. (Or sign a waiver.)

5 of 8

The applicant states in the EA on page 7 RE: 3.2.1, East Honolulu Sustainable Communities Plan:

That the use of netting as opposed to fencing or a solid barrier, would also allow for safe recreation on the course without intruding on the scenic views of the area.

IN REALITY: The applicant neglects to say in that sentence that the nets would be attached to ugly 60 foot poles which will look to the world like a prison camp environment which will intrude on the scenic views of the area.

The applicant states in 4.2.5 on page 17 & 18 re: "visual resources: That the proposed improvements will generally not be visible to the public except for some residences located along the golf course median of the proposed service road and driving range.

IN REALITY: If you really go and look, the 60 foot prison-like poles and nets (and 6 foot chicken wire fence around perimeter) will be VERY evident from:

1. Kahala Mandiriyi-Hoa
2. H-1 freeway at Kahala Mall East (a protected view in the East Honolulu Development Plan)
3. Waialeale Ridge
4. Aiea Kona Ridge
5. Hale Kona Ridge
6. Kahala Avenue at driving range
7. Kahala Beach Apartments
8. Waipahoehoe Place (in Waialeale Golf Course Community)
9. Waipahoehoe Street (in Waialeale Golf Course Community)
10. Kahala-Kaialoa Place
11. Keolu Street
12. Waialeale Country Club itself

The applicant neglects to further discuss on page 7 how the East Honolulu Development Plan guidelines statement, "when necessary for safety reasons, use screening, landscape treatment and setbacks and modifications to the source layout rather than fences or solid barriers."

Why is no serious discussion made about "modification to golf course layout"? So that the driving would no longer be in its present location in the line of fire?

Since every person on a golf course accepts the concept of turning the risk of being hit by a ball anywhere on the course, the safest mitigation measure should be every person on the golf course wear safety helmets.

Poles and nets can never be high enough or wide-spread enough. Golfers and guests should sign a waiver and if a person refuses to wear a safety helmet, they then accept personal liability.



SEP-25-00 MON 11:20 PLANNING & PERMITTING FAX NO. 8085276743 P 01

2000E 9A11B 14W269 T. KAWAI'S OFFICE, CDR SONY TOKYO No. 0015 1. 1/1  
**SONY** 7 of 8

Sony Corporation  
 42-26 Midtown Square, 15th Floor, Midtown, Tokyo 100-0001 Japan  
 Cable Address: SONYCORPORATION TOKYO International English 3111 Telex 9302 SONY JAPAN

**BY FAX**

Postnet Fax No. 7871	Date 9/25/00
To Vincent Shygo	From SONY
Subject	Ch. 0112
Phone 5	Phone 8
Fax 5834402	Fax 8

September 11, 2000  
 Mr. Lester Len  
 President  
 Waialea Golf Course Community Association  
 4224 Waialea Avenue  
 Honolulu, HI 96816  
 U. S. A.

Dear Mr. Len:  
 Your letter addressed to Mr. N. Iida, Chairman & CEO of Sony Corporation, was transferred to my attention for handling.

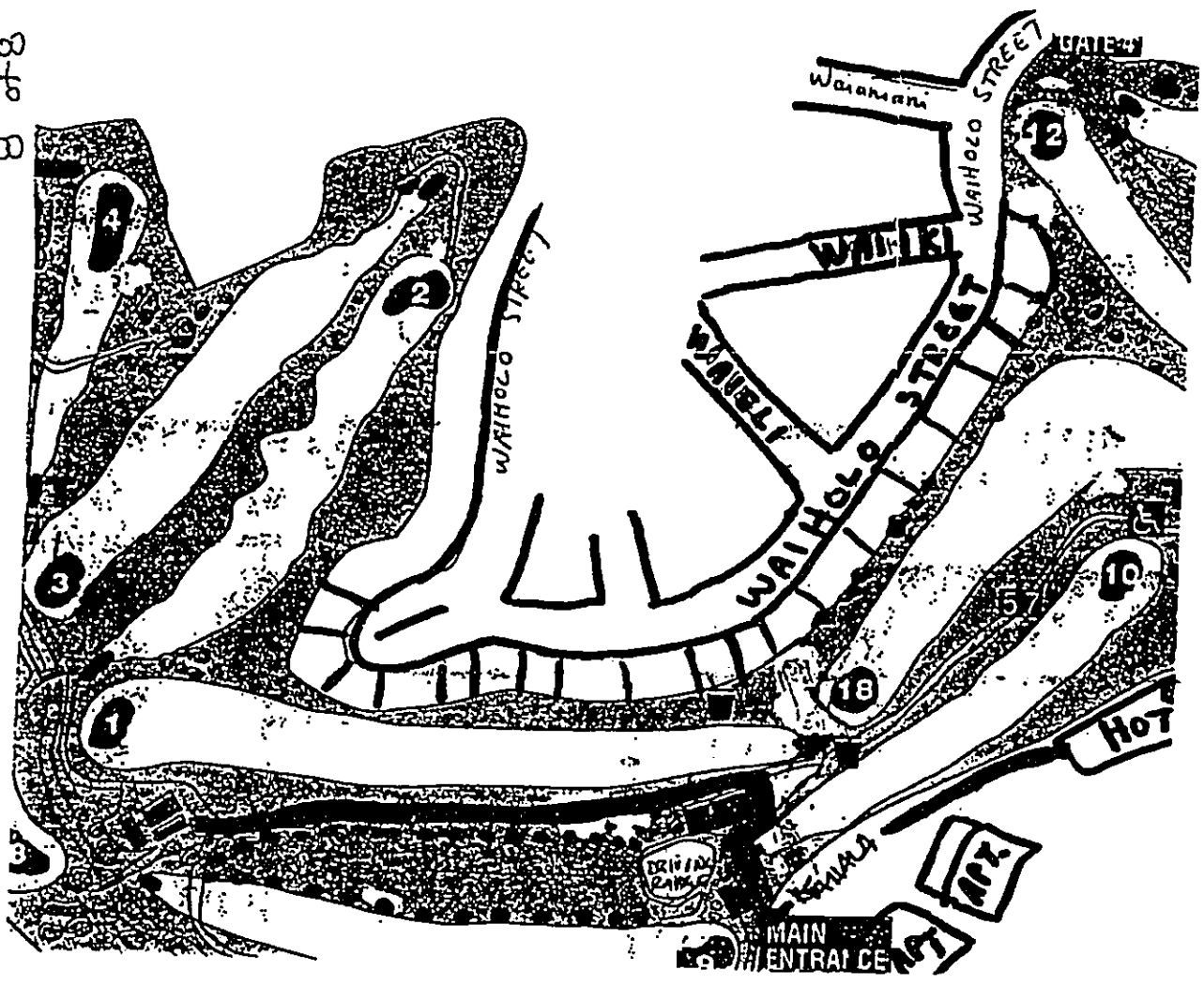
I can understand the concern of the Waialea Golf Course Community Association and its members regarding the proposed construction of a service truck road and the setting of 60-foot poles on the golf course. I would like to confirm that Sony has not made the above requests, which are decisions made by the Waialea Country Club.

We appreciate the continued support of the Sony Open in Hawaii by the residents in your association and sincerely hope that the above issues can be resolved. We will contact the Waialea Country Club to convey your concerns.

Sincerely,  
 Tadamu Kawai  
 Corporate Senior Vice President  
 Sony Corporation  
 cc: Mr. N. Iida's Office

TK/mms

SEP-25-00 MON 11:21 PLANNING & PERMITTING FAX NO. 8085276743 P 02  
 8 of 8





## KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUARI KAUAIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Sheriden Spangler  
4599 Walku Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23; portion of 1**

Dear Ms. Spangler:

We have reviewed your letter dated September 15, 2000 to the Office of Environmental Quality Control and offer the following responses. Please note that the Wai'alae Country Club has recently decided to drop the paving of the maintenance path along the 9<sup>th</sup> fairway from the proposed improvements to the golf course. This modification of the proposed action will be reflected in the Final Environmental Assessment (EA) and in our response to your letter.

1. The Final EA will be revised to include a description of the safety netting poles, including pole material and method of installation. The Final EA will also include a computerized "artist's rendition" of the proposed safety netting poles utilizing photos #1 and #4 from Figure 10C of the EA.
2. The Final EA will be revised to include impacts suggested in letters received during the public review period.
3. The Final EA will be revised to include feasible alternatives that meet the objectives of the project suggested in letters received during the public review period.
4. Assuming that your comments are in regards to the visual impacts of the proposed safety netting and poles for the driving range (and employee parking lot), the EA disclosed that the proposed improvements will generally not be visible to the public except for those residences located within eyesight of the golf course driving range.
5. Your interpretation of the first criteria appears to be rather broad (its original intention would have appeared to address special plant or animal habitats); however, even assuming that the golf course's "natural resource" is open space, it has to be demonstrated how the

KAWAIIHAO PLAZA HALE MAUIKA  
567 SO. KING STREET SUITE 101  
HONOLULU, HAWAII 96813

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Fax (808) 599-4723

proposed netting and poles obstructs public views of the ocean from Kalamansole Highway, when most of the golf course is screened from view (from major public thoroughfares) by single-family residences.

6. The driving range is surrounded by fairways, views of which should not be curtailed by improvements to the driving range. The Final EA will include additional figures to illustrate the visual effects of the proposed improvements.
7. Your assertion that property values will decline and correspondingly, property tax revenues as a result of the proposed safety netting and poles will be stated in the Final EA.
8. Your following claims are noted: 1) "The country club would be obligated to come back at a later date and put up more poles and nets and create a 'prison yard' view", and 2) (although this would be contrary to the objectives of a country club to create a prison yard view) the proposed safety measures would substantially (negatively) affect public health.
9. Your assertion that the proposed 60-foot poles will result in the loss of privacy and quiet and thus involve a substantial degradation of environmental quality is noted.
10. There are no plans to illuminate the driving range for night use.
11. There are no plans to lease the proposed poles to cellular telephone companies.
12. Assurances can be made through the permitting process (placing conditions on use).
13. It is nearly impossible to anticipate whether the Wai'alae Country Club will be forced to make "requests for higher poles with nets" in the future, especially since ball flight graphs from Wilson and Spalding (golf ball manufacturers) show a maximum height of 120 feet.
14. We concur that those residences with views of the existing driving range would be presented with a different view of the driving range if the proposed safety netting and poles were installed, however, this criteria refers to "scenic vistas and view planes identified in county or state plans or studies." While the Draft EA discussed the County's Coastal View Study, the Final EA will also include the East Honolulu Sustainable Communities Plan. This latter plan states: "the Wai'alae Country Club demonstrates how a golf course in an urban or suburban setting can preserve a significant viewplane, in this case the mauka-to-makai vista from Kalamansole Highway. These viewpoints are shown on Map A-1 of the East Honolulu Sustainable Communities Plan. However, from these viewpoints, the driving range is not visible. Thus, we do not think the proposed improvements will "substantially affect scenic vistas and view planes identified in county or state plans or studies."

15. Section 3.2.2 of Final EA will include the following revision: "The use of netting on poles as opposed to fencing or a solid barrier, would also allow for safe recreation on the course without infringing on the makai vista from Kalamanaole Highway.
16. We viewed the site from all of the publicly accessible locations listed in your letter (Kabala Mandarin Hotel rooms, Kabala Beach apartments, and any residences are private property and H-1 Freeway is no stopping/parking zone) and took photographs from Laukaha Street on Waulae Iki, Halekua Drive on Amakoa, Kabala Mall, Kabala Lookout at Diamond Head, Kealaolu Street. We found that the golf course is surrounded by homes and/or landscaping (such as along Kealaolu Street) which makes it nearly impossible to view not only the golf course, but also the driving range, and in many cases even the Kabala Mandarin Hotel. Thus, when one is driving on Wiapahae Place, Waihoio Street and Kabala-Kealaolu Place, views of the golf course (and driving range) are blocked by homes. The EA will be revised to include that the proposed improvements will also be visible from Kabala Mandarin Hotel and the Kabala Beach apartments.
17. The alternative of modifications to the golf course layout was discussed in Section 5.2 of the Draft EA.
18. Your suggestion about requiring every person on the golf course to wear safety helmets or sign a waiver of liability form is noted.
19. As suggested, the alternative of "getting rid of the outmoded and space crunching driving range" will be discussed in Section 5.0.

Thank you for participating in the environmental review process. Please note that your letter will be included in the Final EA.

Sincerely,

Kauahikaua & Chun Architects

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

## KAUAIKAUA & CHUN / ARCHITECTS

D'WIGHT PAUAHI KAUAIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Sheriden Spangler  
4599 Waikui Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Ms. Spangler:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 15, 2000. A one week delay was allowed for any "trailing" public comments. and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kawahikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

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

Phone (808) 526-2333  
Fax (808) 599-4773

Sheriden Spangler  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated September 15, 2000 to the Office of Environmental Quality Control and previous response. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposal for a gate near hole #3 and the paving of the maintenance path along the 9<sup>th</sup> fairway, and the use of 60-foot metal poles to suspend taller netting, from the proposed improvements to the golf course. These modifications of the proposed action will be reflected in the Final Environmental Assessment (EA) and in our response to your letter.

1. The Final EA will include a description of the fastening system that would be used to attach the proposed taller netting onto coconut trees with 60-foot trunk heights. The Final EA will also include a computerized "artist's rendition" of the proposed coconut trees along the driving range.
2. The Final EA will include impacts suggested in letters received during the public review period.
3. The Final EA will include feasible alternatives that meet the objectives of the project suggested in letters received during the public review period.
4. Assuming that your comments are in regards to the visual impacts of the proposed safety netting and coconut trees for the driving range (and employee parking lot), the Final EA will state that the proposed improvements will generally not result in a noticeably different appearance to the public (from its existing appearance) except for those residences located within view of the golf course driving range.
5. Your interpretation of the first criteria appears to be rather broad (its original intention would appear to address special plant or animal habitats); however, even assuming that the golf

Sheriden Spangler

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1

July 25, 2003

Page 3

course's "natural resource" is open space, the proposed netting and coconut trees will not likely obstruct public views of the ocean from Kalaniana'ole Highway as most of the golf course is screened from view (from major public thoroughfares) by single-family residences. The driving range is surrounded by fairways, views of which should not be curtailed by improvements to the driving range. The Final EA will include additional figures to illustrate the visual effects of the taller coconut trees along the driving range.

6. Your assertion that property values and, correspondingly, property tax revenues, will decline as a result of the proposed safety netting will be included in the Final EA, although we respectfully disagree.

7. Your following claims are noted: 1) "The country club would be obliged to come back at a later date and put up more poles and nets and create a 'prison yard' view"; and 2) "the proposed safety measures would substantially (negatively) affect public health." We respectfully disagree that the country club will make any improvements in the future that would create a "prison yard" view as it would be contrary to the objectives of a country club to create such a setting.

8. Your assertion that the proposed 60-foot poles will result in the loss of privacy and quiet, and thus involve a substantial degradation of environmental quality is noted. We hope by using coconut trees instead of poles, this will negate these concerns.

9. There are no plans to illuminate the driving range for night use.

10. There are no plans to lease the proposed coconut trees to cellular telephone companies.

11. There are no plans to anticipate whether the Waialae Country Club will be forced to make "requests for higher...nets" in the future, especially due to ever changing improvements to both clubs and balls. With existing equipment, ball flight graphs from Wilson and Spalding (golf ball manufacturers) show a maximum height of 120 feet.

12. It is nearly impossible to anticipate whether the Waialae Country Club will be forced to make "requests for higher...nets" in the future, especially due to ever changing improvements to both clubs and balls. With existing equipment, ball flight graphs from Wilson and Spalding (golf ball manufacturers) show a maximum height of 120 feet.

13. We concur that those residences with views of the existing driving range would be presented with a different view of the driving range if the proposed safety netting and coconut trees were installed (taller, nearly invisible netting on taller coconut trees). However, criteria #12 refers to "scenic vistas and view planes identified in county or state plans or studies." While the Draft EA discussed the County's Coastal View Study, the Final EA will also include the East Honolulu Sustainable Communities Plan. This latter plan states: "the Waialae Country Club demonstrates how a golf course in an urban or suburban setting can preserve a significant viewplane, in this case the mauka-to-makai vista from Kalaniana'ole Highway." These viewpoints are shown on Map A-1 of the East Honolulu Sustainable Communities Plan. From these viewpoints, the driving range is not visible. Thus, we do not think the proposed improvements will "substantially affect scenic vistas and view planes identified in county or state plans or studies."

Sheriden Spangler

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1

July 25, 2003

Page 4

14. Section 3.2.2 of the Final EA will include the following revision: "The use of netting on coconut trees as opposed to fencing or a solid barrier, would also allow for safe recreation on the course without infringing on the makai vista from Kalaniana'ole Highway."

15. We viewed the site from all of the publicly accessible locations listed in your letter (Kahala Mandarin Hotel rooms, Kahala Beach apartments, and any residences are private property; H-1 Freeway is a no stopping/parking zone) and took photographs from Laukahi Street on Waialae Iki, Halekoa Drive on Ainakoa, Kahala Mall, Kahala Lookout at Diamond Head, and Kealaolu Street. We found that the golf course is surrounded by homes and/or landscaping (such as along Kealaolu Street), which makes it nearly impossible to view not only the golf course, but also the driving range, and in many cases, even the Kahala Mandarin Hotel. Thus, when one is driving on Waipahee Place, Waiholo Street, and Kahala-Kealaolu Place, views of the golf course (and driving range) are blocked by homes. The Final EA will state that the proposed improvements will also be visible from the Kahala Mandarin Hotel and the Kahala Beach apartments (but the views should be similar to those of the existing driving range - with taller trees.)

16. The alternative of modification to the golf course layout will be included in Section 5.7 of the Final EA.

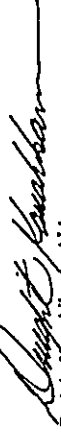
17. Your suggestion to require every person on the golf course to wear safety helmets or sign a waiver of liability form will be discussed in Section 5.2 of the Final EA.

18. As suggested, the alternative of "getting rid of the outmoded and space crunching driving range" will be discussed in Section 5.6 of the Final EA.

Thank you for your participation in the environmental review process. Please note that your letter will be included in the Final EA.

Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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DOCUMENT CAPTURED AS RECEIVED

SEP-25-00 MON 10:08 PLANNING & PERMITTING FAX NO. 8083278743 P.01  
Postnet Facility 7871 2422 04-3 130

To: <i>Unrecorded Shugabeen</i>	From: <i>523-4402</i>
On: <i>09/22/00</i>	Time: <i>5:00 PM</i>
Phone: <i>5</i>	Page: <i>1</i>
Fax: <i>523-4402</i>	

Sherry Spangler  
4589 Walkun Street  
Honolulu, HI 96822

SEP 21 10 11 AM '00  
CITY & COUNTY OF HONOLULU

Sept. 16, 2000  
Mr. Randall Fujiki  
Department of Planning and Permitting  
650 S. King Street  
Honolulu, HI 96822-13

SUBJECT: Draft Environmental Assessment for Waialae Country Club

The comment period for the E.A. for the Waialae Country Club was extended from Aug. 22, 2000 to Sept. 16, 2000 to allow comments and the votes from the (2) two affected Neighborhood Boards, NBS#2 Kalanikuli'oulu meeting of Sept. 7 and the NB #3 Waialae Kahala meeting of Sept. 21, 2000)

I would like to bring it to your attention that the comment period stops on the 16th, which is 5 days before the Waialae Kahala NB #3 meeting of the 21st.

I am therefore, requesting an extension to the comment period to legally allow for submission of the Waialae Kahala NBS 3 meeting comments.

I would like to inform you that the NB #2 Kalanikuli'oulu (which is the Neighborhood Board representing the Waialae Golf Course Community) voted against the Waialae Country Club and their requests for any zoning or variance changes. (SMP - SV VAR)

Thank you for your attention to this matter.

Sincerely,  
*Sherry Spangler*  
Sherry Spangler

- ①
- ②

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUARI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Sheriden Spangler  
4599 Waikui Street  
Honolulu, HI 96821

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TRK. 3-5-23; portion of 1**

Dear Ms. Spangler:

We have reviewed your letter dated September 16, 2000 to the Office of Environmental Quality Control. We were asked by the Department of Planning and Permitting to review the subject letter and provide a response:

1. It is our understanding the Office of Environmental Quality Control cannot extend the comment period; however, as it turned out, the Department of Planning and Permitting extended the legal public comment period by extending the deadline to 30 days from the date of the public hearing. The Department of Planning and Permitting has also requested that we prepare responses to comments that were dated as late as September 23 (two days after the Waialae-Kahala Neighborhood Board No. 3 meeting on September 21).
2. The information regarding the Kaiama Iki-Kuliouou Neighborhood Board No. 2 vote on various aspects of the project is noted. Subsequent to this vote, the Waialae Country Club decided not to include the paving of a maintenance path along the 9<sup>th</sup> fairway as part of the proposed improvements to the golf course.

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567 SO. KING STREET SUITE 108  
HONOLULU, HAWAII 96813

Phone (808) 536-2283  
Fax (808) 599-4723

Thank you for participating in the environmental review process. Please note that your letter will be included in the Final EA.

Sincerely,

Kauahikaua & Chun Architects



Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

**KAUAHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAUHAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Sheriden Spangler  
4599 Waikoi Street  
Honolulu, Hawaii 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; PORTION  
OF 1**

Dear Ms. Spangler:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated September 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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

Phone (808) 526-2333  
Fax (808) 599-4723

Sheriden Spangler  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; PORTION OF 1**  
July 25, 2003  
Page 2

Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

Given these changes to the project, we were requested by the Department of Planning and Permitting (DPP) to review your letter to DPP dated September 16, 2000 and to provide an update. By removing the gate near hole #3, the paving of a maintenance path along the 9th fairway, and the 60-foot metal poles (for suspending the taller netting) from the project, we hope that the Kalani (Kulouou Neighborhood Board No. 2) will reconsider their previous position on the project. We will request that the remainder of the project be put on the agenda for an upcoming Neighborhood Board meeting.

Thank you for your participation in the environmental review process. Please note that your letter will be included in the Final EA.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

*Dwight Kauhikaua*  
Dwight Kauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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**KAUAIHIKAUA & CHUN / ARCHITECTS**

DWIGHT PAUAIHI KAUAHIKAUA AIA  
DANIEL GARY CHUN AIA

March 12 2001

Mr. Edward D. Sultan Jr.  
1039 Waiholo Street  
Honolulu HI 96821

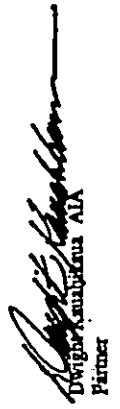
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3 5-23; portion of 1**

Dear Mr. Sultan:

We have reviewed your letter dated August 16 2000. Although the letter was not written to address the Draft Environmental Assessment at the request of the Department of Planning and Permitting we are including your letter in the Final Environmental Assessment. Please note that the Wai'aleae Country Club has decided to drop the proposed maintenance path along the 9<sup>th</sup> fairway.

Sincerely

Kauaihiuka & Chun Architects



cc: Steve Tagawa Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990 01/04/99 01/04/99

KAWAIIHAO PLAZA HALE MAUKA  
567 SO KING STREET SUITE 101  
HONOLULU HAWAII 96813

PH (808) 526 2383  
P (808) 599 4723

**FAXED**  
8/16/00

Edward D. Sultan, Jr.  
1039 Waiholo St.  
Honolulu Hawaii 96821

August 16, 00

To Whom it May Concern  
As residents of almost forty years (August 1961) we strongly object to the construction of a paved road fronting the property along Waiholo Street.

At present we get one or two balls a week hitting our roof yard or swimming pool. We feel balls hitting a paved road would bounce higher and further causing more danger than at present.

We do not believe the expense and degradation of the golf course should be undertaken for a commercial event: The Sony Open that takes place at the discretion of the Tournament Committee.

Sincerely  
Edward D. Sultan  
Dwight Chun

8/16-00 FRI 11:38 PLANNING & PERMITTING FAX NO 8085278743

P 07



## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Edward D. Sultan, Jr.  
1039 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION  
OF 1**

Dear Mr. Sultan:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Waialae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 16, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kaauhikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Waialae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Waialae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Waialae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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

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

Mr. Edward D. Sultan, Jr.  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1  
July 25, 2003**  
Page 2


Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter dated August 16, 2000 and our previous response and believe our original response to you is unchanged. Although the letter was not written to address the Draft Environmental Assessment, at the request of the Department of Planning and Permitting, we are including your letter in the Final Environmental Assessment. In response to comments received on the Draft EA, the Waialae Country Club has decided to drop the proposed maintenance path along the 9<sup>th</sup> fairway.

Thank you for your participation in the environmental review process.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

  
Dwight Kaauhikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

0 UOBIW193D 03 No Gate Responses E-04-03 Sultan.doc

DOCUMENT CAPTURED AS RECEIVED

FAXED

1118 Waiholo Street  
Honolulu, HI 96821  
August 13, 2000

000 880 15 'RIT 11 30

Mr. Randall Fujita, AIA  
Director of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Fujita,

After reviewing the application submitted by the Waialeale Country Club, I would like to express my opposition to providing the variance and permits they request. The paving of the "maintenance path" along the 9th fairway of the golf course is particularly concerning.

I now have golf balls falling in my yard and I am on the side of Waiholo Street away from the golf course. Surely, golf balls hammering off the new 12-foot wide paved maintenance path would travel further and faster, causing property damage to neighborhood homes and injuries to people who are somewhere near the golf course.

I am also concerned that this new "maintenance path" ends abruptly at the fence running between the golf course and Waiholo Street. The path is at 90 degrees to the fence and there is no provision for a U-turn, so it appears that vehicles will enter and leave via Waiholo Street after a gear is added to their fence. Our quiet neighborhood street would then become a commercial thoroughfare for trucks delivering fertilizer, pesticides, top soil, etc., to the golf course. If an entrance on Waiholo Street is actually being proposed, this should be stated clearly in the application. If such an entrance is not contemplated, the application should explain how vehicles will use this maintenance path, as the other end of the path is in the middle of the golf course.

Finally, I share the concern of other residents of our neighborhood that the 60-foot-high towers and nesting would create an eyesore. The height limit exist for good reason and nothing in the application provides a compelling reason to waive this limit.

I believe that the application documents are misleading, incomplete and, at least in part, inaccurate. I believe that this application requires a full environmental impact study, as it will negatively affect everyone in our neighborhood if it is approved in its present form.

Sincerely yours,  
*Keaton Woods*  
Keaton WOODS

Cc: Office of Environmental Quality Control

1118 Waiholo Street  
Honolulu, HI 96821  
August 13, 2000

DATE	8/13/00	TIME	11:30 AM
TO	Mr. Fujita	FROM	Keaton Woods
RE	Waialeale Country Club		
STATUS	DELIVERED		

APR-10-00 FRI 11:34 PLANNING & PERMITTING FAX NO. 8085270743 P. 01

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIHIKAUA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Keaton Woods  
1118 Waiholo Street  
Honolulu, HI 96821

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23; portion of 1

Dear Mr. Woods:

We have reviewed your letter, which was received by the Department of Planning and Permitting on August 15, 2000. Your opposition to the requested permits and approvals is noted. Please note that the Waialeale Country Club has decided to drop the proposed paving of a maintenance path along the 9th fairway.

Thank you for participating in the environmental review process. Your letter will be included in the Final Environmental Assessment.

Sincerely,

Kauaihiuka & Chun Architects

*Dwight Pauhi Kauaihiuka, AIA*  
Partner

Cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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KAWAIIHAO PLAZA HALE MAUIKA  
567 SO. KING STREET SUITE 101  
HONOLULU, HAWAII 96813

Phone (808) 526-2213  
Fax (808) 599-4723

## KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Keaton Woods  
1118 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO  
THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Woods:

At the request of the City and County of Honolulu Department of Planning and Permitting, we are writing to provide an update of the project. On July 12, 2000, the Wai'alae Country Club Draft Environmental Assessment (EA) was submitted to the State Office of Environmental Quality Control (OEQC). On July 23, 2000, the Draft EA was published in OEQC's Environmental Notice, initiating a 30-day public review period (which officially ended August 22, 2000). Shortly thereafter, the City and County of Honolulu Department of Planning and Permitting distributed the Draft EA to various parties.

As part of the Special Management Area Use Permit process, a public hearing was held on August 16, 2000. In response to concerns expressed by residents and community representatives about the short time that they were given to review and comment on the DEA, DPP, as the accepting authority for the EA for this project, announced at the August 16, 2000 public hearing that the public comment period would be extended to September 16, 2000. You sent a letter dated August 13, 2000. A one week delay was allowed for any "trailing" public comments, and on September 29, 2000, DPP transmitted all written public comments received up to that point to the applicant's agent, Kauahikaua & Chun Architects.

On March 20, 2001, an advanced copy of the Final EA was submitted to DPP for review. Based on their review, on May 11, 2001, DPP issued a Finding of No Significant Impact (FONSI) and submitted a letter to that effect to OEQC. Subsequently, it was learned that while written public review comments and response letters were printed in the Final EA, the response letters had not been received by the commenting parties. As a result, on June 6, 2001, DPP sent a letter to OEQC, withdrawing its previous FONSI. The June 23, 2001 issue of the Environmental Notice reported that DPP withdrew the FONSI for the Wai'alae Country Club Final EA.

In response to concerns regarding the visual impact of 60-foot metal poles from which the taller nets would be suspended, Wai'alae Country Club spent over a year looking for an alternative to the metal poles that would surround the existing driving range and employee parking lot. By mid-2002, the Wai'alae Country Club discovered a fastening system that would allow the proposed 60-foot high netting to be attached to coconut trees with trunk heights of 60 feet or taller. As a result, metal poles are no longer required for the suspension of the taller netting.

In response to other concerns, a gate near hole #3 and a paved maintenance path from the #3 hole and along fairway #9 are no longer being proposed.

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

Phone (808) 526-2233  
Fax (808) 599-1723

Mr. Keaton Woods  
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS TO THE  
WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23: PORTION OF 1**  
July 25, 2003  
Page 2

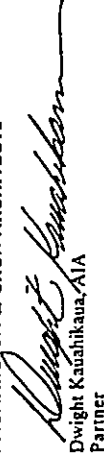
Unchanged from the earlier proposals addressed in the Draft Environmental Assessment is the proposed paving of a heavily traveled, unpaved golf cart path near holes #7 and #8.

We have reviewed your letter that was dated August 13, 2000 and our previous response. In response to comments received on the Draft EA, the Wai'alae Country Club has decided to drop a proposal for a gate near hole #3 and paving of a maintenance path along the 9<sup>th</sup> fairway. Also, as noted elsewhere in this letter, the proposed taller netting will be suspended from coconut trees rather than from 60-foot metal poles.

Thank you for participating in the environmental review process. Your letter will be included in the Final Environmental Assessment.

Sincerely,

KAUAHIKAUA & CHUN ARCHITECTS

  
Dwight Kauahikaua, AIA  
Partner

cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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DEPARTMENT OF PLANNING AND PERMITTING  
CITY OF HONOLULU

September 12, 2000

Randall K. Fujiki  
Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

SUBJECT: WAIALAE GOLF COURSE  
DRAFT ENVIRONMENTAL ASSESSMENT  
TMK: 3-5-23: por. 1

Dear Mr. Fujiki:

I own a home along the golf course with a line-of-sight view of the driving range and employee parking lot. I have heard that a few residents are opposing the proposed poles and higher netting.

It is my understanding that the primary issue is safety. In the interest of safety, please approve the permit being applied for by the Club.

I also do not see any significant impact as a result of the installation of a seldom used maintenance roadway and oceanside cart path.

Sincerely,



Russell Mitsuo Yamamoto  
1021 Waiholo Street  
Honolulu, HI 96821

cc: Office of Environmental Quality Control

# KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAIH-KAUAIKAWA, AIA  
DANIEL GARY CHUN, AIA

March 12, 2001

Mr. Russell Yamamoto  
1021 Waiholo Street  
Honolulu, HI 96821

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF  
COURSE, TMK. 3-5-23; portion of 1

Dear Mr. Yamamoto:

We have reviewed your letter dated September 12, 2000 to the Department of Planning and Permitting. We concur that the proposed improvements to the netting surrounding the driving range and the employee parking lot are to provide safer conditions. Please note that the previously proposed maintenance path along fairway #9 has been dropped from the project. We thank you for your review and comments.

Sincerely,

Kauaiikawa & Chun Architects



cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

1990.01\Russell\_Yamamotoa.word

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

Phone (808) 526-2283  
Fax (808) 598-4723

## KAUAIKAWA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIKAWA, AIA  
DANIEL GARY CHUN, FAIA

July 25, 2003

Mr. Russell Yamamoto  
1021 Waiholo Street  
Honolulu, HI 96821

**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED IMPROVEMENTS  
TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-23:  
PORTION OF 1**

Dear Mr. Yamamoto:

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

Phone (808) 526-2253  
Fax (808) 599-4723

Mr. Russell Yamamoto  
**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED  
IMPROVEMENTS TO THE WAIALAE COUNTRY CLUB GOLF COURSE, TMK: 3-5-  
23: PORTION OF 1**  
July 25, 2003  
Page 2

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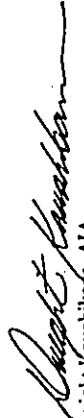
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Sincerely,

KAUAIKAWA & CHUN ARCHITECTS

  
Dwight Kauaiikawa, AIA  
Partner

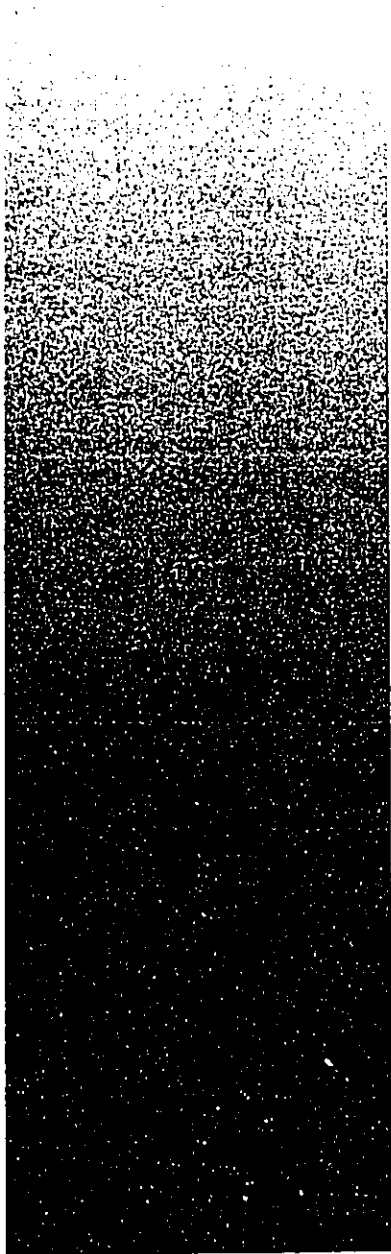
cc: Steve Tagawa, Department of Planning & Permitting  
Office of Environmental Quality Control  
PBR HAWAII

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Appendix A  
Historic Preservation Comment



BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JANET E. KAWELO

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhikawa Building Room 555  
601 Kamehaha Boulevard  
Kapolei Hawaii 96707

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS  
WATER RESOURCE MANAGEMENT

JUN - 9

May 30 2000

Mr. Vince Shigekuni  
PBR Hawaii  
1001 Bishop Street  
Pacific Tower, Suite 650  
Honolulu, Hawaii 96813-3429

LOG NO 25504 ✓  
DOC NO 0005SC28

Dear Mr. Shigekuni

**SUBJECT: Chapter 6E-42 Historic Preservation Comment on Proposed Renovations and Improvements to the Waialae Country Club Golf Course  
Wai alae, Kona, Oahu  
TMK: 3-5-023**

Thank you for the opportunity to comment on the proposed renovations to the golf course of the Waialae Country Club in Wai alae-Kahala Oahu. The Waialae Country Club proposes to make the following renovations and improvements. At Fairway/hole #8 an existing cart path, currently in grass, will be paved and connected to an existing bridge along Fairway #9. A 1,280-foot maintenance path (12-foot wide for service trucks) will be constructed, at the driving range, target greens will be added, some existing trees removed and relocated, and taller safety netting installed on 60-foot high poles. Similar safety netting poles will be installed around the employee parking lot, at Fairway #18, the fairway bunkers on the left side would be modified. Our review is based on historic maps, aerial photographs, records, and reports maintained at the State Historic Preservation Division. In addition, Sara Collins of our staff conducted a brief inspection of the general project area on May 23, 2000.

The Wai alae Country Club and golf course are partially underlain by Jaucas Sand deposits which are known to contain buried archaeological deposits and human burials. Judging from the soil survey data compiled by the US Department of Agriculture, Soil Conservation Service, the Jaucas Sands are present along the *makai* third of the golf course, extending under Kahala Avenue to the shoreline. During the initial development of the Waialae Country Club property, in the 1920s and during later development of the hotel area, numerous burials – both historic and traditional – were uncovered. Consequently, we believe that there is a potential for the proposed golf course improvements to have an "adverse effect" on significant historic sites. Therefore, we recommend that a qualified archaeologist conduct on-site monitoring of all ground-disturbing work that

Mr Vince Shigekuni  
Page Two

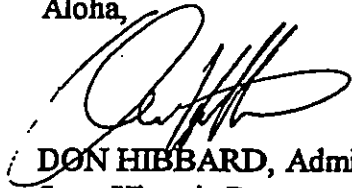
penetrates the Jaucas Sands layers The archaeological monitoring should be carried out in accordance with an approved monitoring plan, as follows

An archaeological monitoring plan must contain the following specifications (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found, (2) How the expected types of remains will be documented, (3) How the expected types of remains will be treated (4) The archaeologist conducting the monitoring has the authority to halt construction in the immediate area of a find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled so that the construction team is aware of the plan, (6) What laboratory work will be done on remains that are collected, (7) A schedule for report preparation, and (8) Details concerning the archiving of any collections that are made

Thus, if on-site archaeological monitoring, in accordance with an approved plan, is conducted for all ground-disturbing activities in the Jaucas Sands deposits of the project area, we believe that the proposed golf course improvements will have 'no adverse effect' on significant historic sites

Should you have any questions, please feel free to contact Sara Collins at 692-8026

Aloha,



DON HIBBARD, Administrator  
State Historic Preservation Division

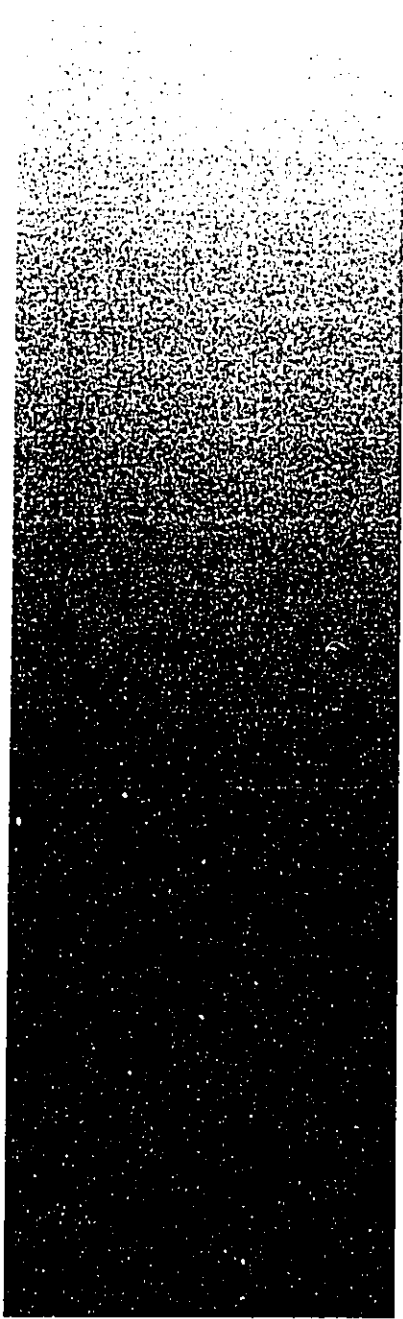
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c Mr Kala au Wahilani Burial Sites Program

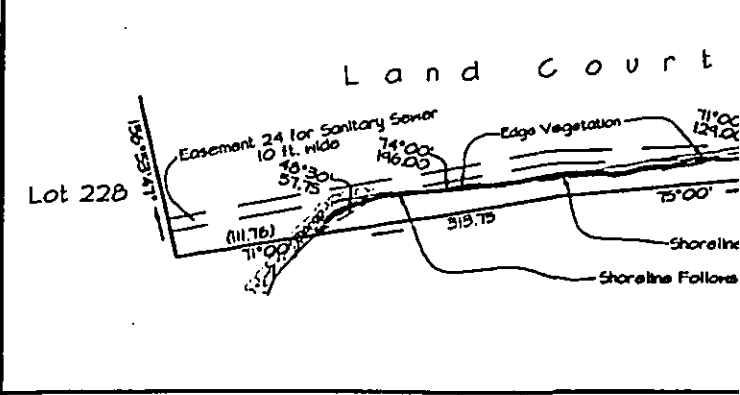
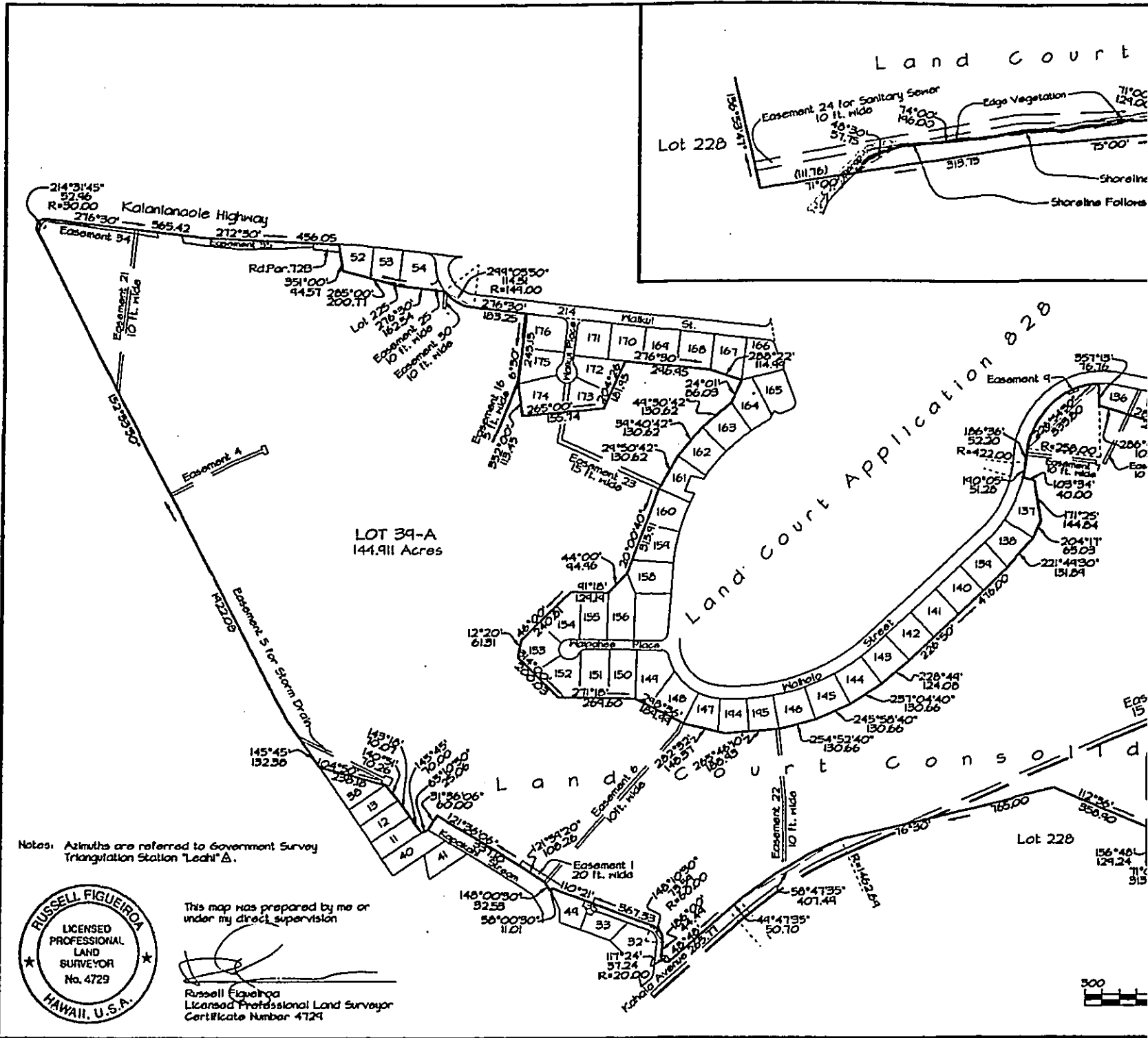




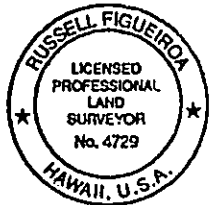
Appendix B  
Shoreline Survey



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Notes: Azimuths are referred to Government Survey Triangulation Station "Leahi" Δ.

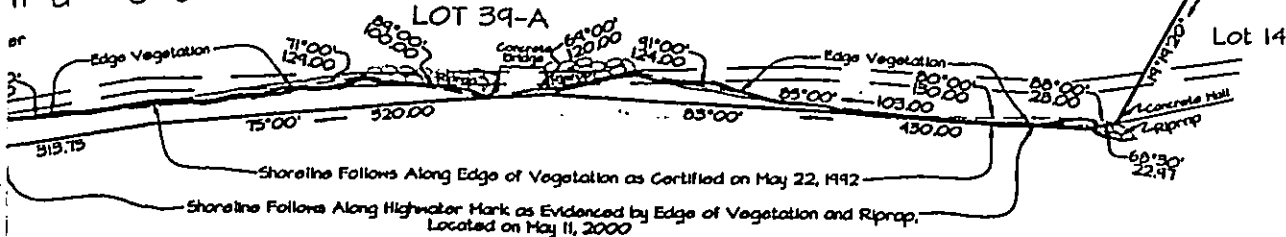


This map was prepared by me or under my direct supervision  
 Russell Figueroa  
 Licensed Professional Land Surveyor  
 Certificate Number 4729

RMT-C Ref. No. 1-18792-0-5  
 FB:  
 FN: malalost.dwg

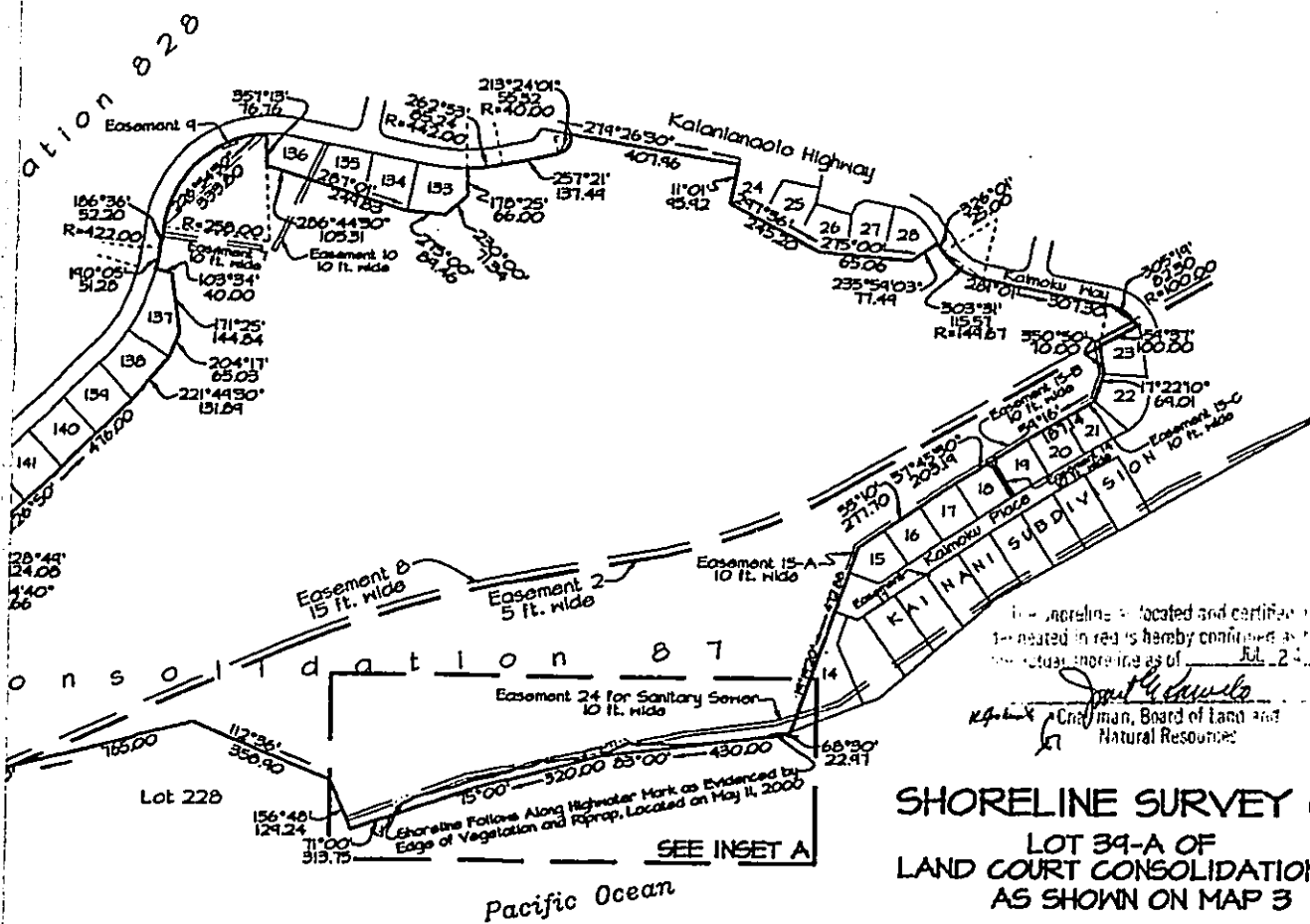
R. M. TOWILL CORPORATION  
 SINCE 1938

Land Court Consolidation 87



Pacific Ocean

INSET A  
Scale: 1" = 100'

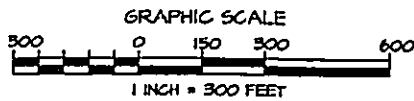


Pacific Ocean

SHORELINE SURVEY OF  
LOT 39-A OF  
LAND COURT CONSOLIDATION 87  
AS SHOWN ON MAP 3

At Wai'alae, Honolulu, Island of Oahu, Hawaii  
Tax Map Key: 3-5-23: 1

Owner: Bernice P. Bishop Estate  
Address: 4497 Kahala Avenue  
Honolulu, Hawaii 96816



L TOWILL CORPORATION  
SINCE 1928

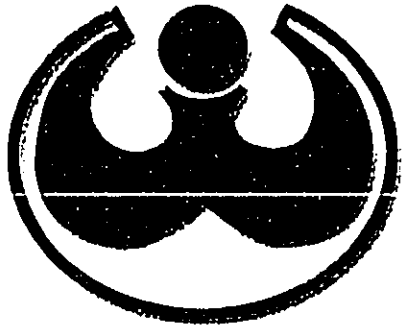
420 Malakamiko Road, Suite 411  
Honolulu, Hawaii 96817  
May 31, 2000

EXHIBIT B

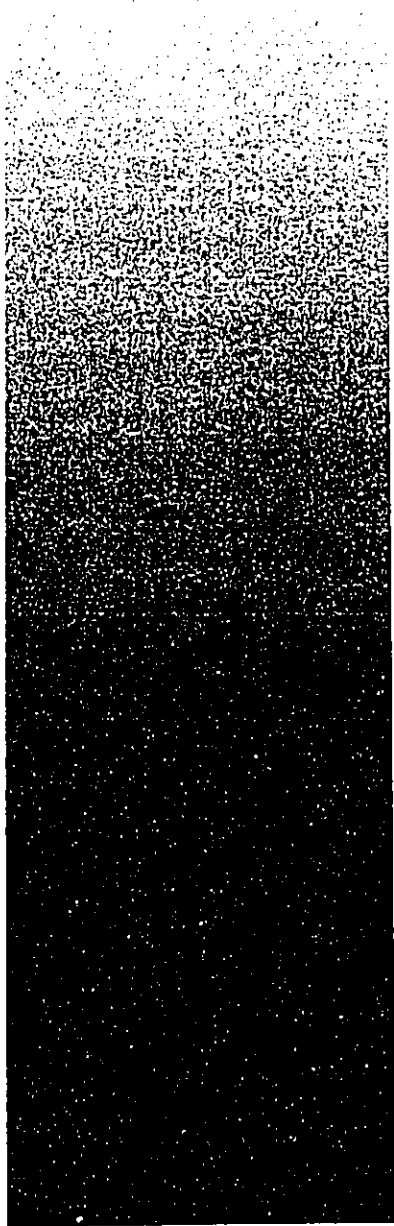
Shoreline Survey - May, 31 2003

WAI'ALAE COUNTRY CLUB GOLF COURSE





Appendix C  
Geoanalyst Land Stability Letter



# WEIDIG

Geoanalysts

1130 North Nimitz Highway Suite B200  
Honolulu Hawaii 96817  
Tel: 1 808 524 5657 Fax: 1 808 524 5658

March 13 2001

To Kauahikaua & Chun / Architects  
Kawaiaha o Plaza Hale Mauka  
567 South King Street Suite 108  
Honolulu Hawaii 96813

RECEIVED

MAR 14 2001

KAUAHIKAUA & CHUN

Attn Dwight P Kauahikaua AIA

Subject Response to Land Stability Issues  
Safety Netting Project  
Wai alae Country Club  
Kāhala, Honolulu, Hawaii  
Wai anae Hawaii

In response to your request, we have reviewed the construction plan for the above-captioned project. The purpose of this review has been to address concerns regarding potential impacts of the proposed construction on the stability of the land. We understand that the proposed project includes a netting system spanning a total of 48 poles each 60 feet high to be installed between Kapakahi Stream and Waipāhe e Place.

Reference to published soil data indicates that the subject area is underlain by clay or silty clay assigned to the Kea au series. The clay horizon is about three feet thick and overlies coral sand. For soils of these types the maximum radius of disturbance extending from the center of the boreholes which will be created to accommodate the poles is equal to the pole diameter. For example, if the poles are to be three feet in diameter, then the maximum radius of disturbance extending from the center of the borehole would be three feet, or an area about six feet in diameter and encompassing about 28 square feet. This maximum area of disturbance is far smaller than would be necessary to pose any adverse impact whatever on preexisting structures.

If you have any questions concerning the foregoing or if we can be of assistance to you in any other way please do not hesitate to call.

Respectfully submitted

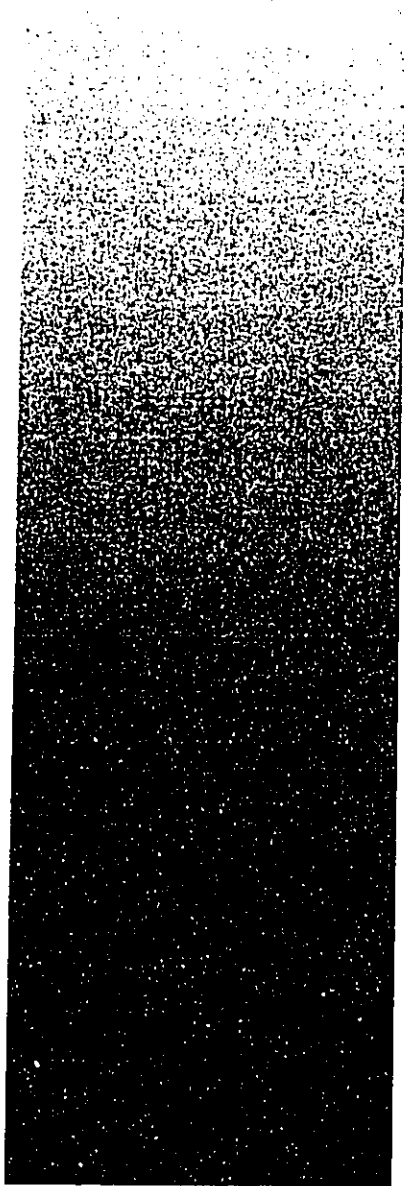
*Paul C. Weidig*

Paul C Weidig P E  
President





Appendix D  
Cultural Impact Assessment



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# First People's Productions

First Peoples Productions  
1620 Halekoa Drive  
Honolulu Hawaii 96821 1127

Phone: 808-732 6476  
FAX: 808-732 6476  
email: mncnaea@earthlink.net

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Wednesday March 14 2001

Kauahikaua & Chun/Architects  
Kawaiahao Plaza Hale Mauka  
567 S King Street, Suite 108  
Honolulu Hawaii 96813

RE Waialae Country Club Golf Course  
Draft Environmental Assessment Review  
Job No 00 04

Aloha

Thank you for the opportunity to review your draft environmental assessment of the Waialae Country Club Golf Course project. I am very familiar with the project area having been a resident of this area for over forty years

I have thoroughly reviewed the above document and am in agreement with the information cited on pages 20 4 2 1 and 30 1 My copy did not have the appendices in particular appendix A Historic Preservation Comment although I believe a quotation of that commentary was used on page 20 21

I agree with the proposed mitigation process with the addition of several recommendations.

I believe that the seven recommendations from SHPD should be complied with as found on page 21 4 2 1 However I would highly recommend the following additions to an archaeological monitoring plan

1 At the coordination meeting between the archaeologist and construction crew that the land owner the Kamehameha Schools provide one of their chaplains to conduct a religious cultural blessing on the site in regards to the sensitivity and potential of unearthing archaeological deposits and human burials

2 If any archaeological deposits and human burials are discovered either on the surface or in the subsurface that either the chaplain or a traditional cultural practitioner [who can perform the appropriate ritual of purification called pi kai] conduct a religious cultural purification of the site

3 Any laboratory work on any human remains should be done only for the identification of any burials to be pre contact or historical Native Hawaiian(s)

4 Immediately after the determination has been made to be pre contact or historical Native Hawaiian(s) that the Oahu Burial Council be contacted and procedures taken to contact any possible genealogical descendants be made

5 If no genealogical descendants can be located or identified then plans for reburial on the grounds of the golf club where they will not be disturbed again either deliberately or unknowingly be located and dedicated to the purpose of their reburial Again either the chaplain or a traditional cultural practitioner [knowledgeable with traditional rites of burial] should conduct religious cultural rites for the purpose of reburial

6 Any archaeological deposits particularly culturally related objects should be preserved either by donating them to the Bernice Pauahi Bishop Museum or to the landowners, the Kamehameha Schools

I believe these steps if taken may avoid the unpleasant situations that have recently affected other projects in these islands. If there are any questions as to the implementation of the above recommendations please do not hesitate to contact me for further clarification

Me ke aloha pumehana



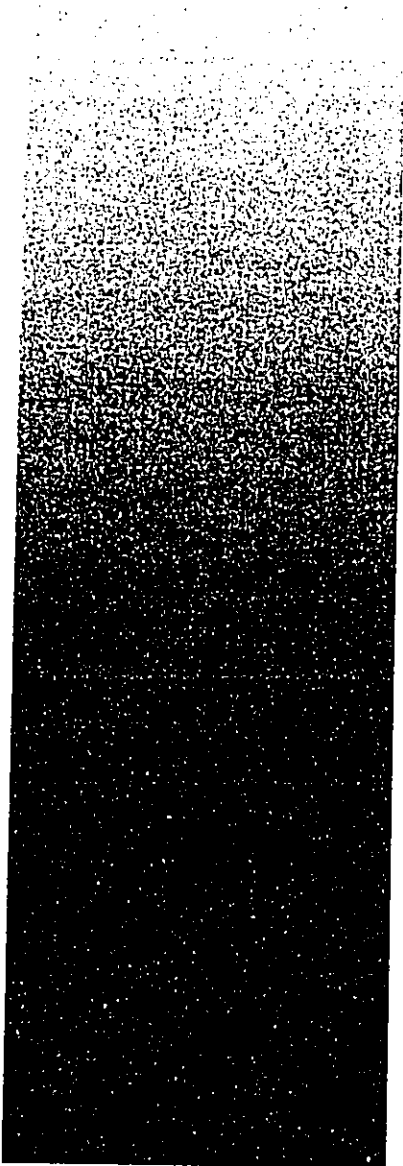
Malcolm Naea Chun

Cultural Consultant





Appendix E  
Letter from Wai'ala'e Country Club



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July 3, 2003

Mr. Lester Leu, President  
Waialae Golf Course Community Association  
800 Fort Street Mail  
Suite 1110  
Honolulu, Hawaii 96813

Dear Mr. Leu:

Thank you taking the time and making the effort to meet recently on June 20, 2003. I believe the meeting was very productive and I appreciate your taking the initiative in scheduling it.

We discussed how we could be better neighbors going forward and agreed that we would keep the lines of communication open going both ways with our mutual concerns. We also discussed the status of the Environmental Assessment (EA) for the practice range netting, driveway at #3 and the cart path at #7 and #8 holes.

In the effort to be good neighbors, the Club has decided not to pursue the use of poles for the practice range. We will make due with attaching our nets to coconut trees by use of brackets (which you observed in the field). The height request is still at 60 feet. The bottom of the net which was originally proposed at being attached to a 8 foot fence has now been downsized to a 3 foot fence. We feel this is a positive accommodation for our neighbors. Although Mr. Ira Helfer has asked that we make this a permanent solution, the Board does not feel that it should tie the hands of future Boards or the membership. All we can say is that these are the only plans that we have for the driving range and no other plans are being discussed.

The cart path at #7 and #8 holes is still being requested. There are no changes to the proposal, which we understand your organization has no objections to.

Further, pursuant to our meeting, you again expressed your concern with the driveway and its projected use. At a meeting of the Waialae Country Club Board of Directors held on June 24, 2003, the Board took your concern into consideration and agreed to delete the proposal for the driveway. The EA documents are currently in the process of being revised to indicate the deletion of the driveway.

Sincerely,

A handwritten signature in black ink, appearing to read "Allan S.U. Lum", written over a horizontal line.

Allan S.U. Lum, CCM  
General Manager  
For the Board of Directors