

## EXEMPTION NOTICE FORM

University of Hawaii  
2444 Dole Street  
Honolulu, Hawai'i, 96822

TO: 1. Agency-Maintained Public Files for Chapter 343 HRS Exemption Determinations  
2. Office of Planning and Sustainable Development, if publication is desired  
3. University of Hawai'i

FROM: Director of University of Hawai'i

SUBJECT: Exemption Notice for Repair Lighthouse Pier-Upgrades, Coconut Island

DATE: 5/8/2026

### AGENCY OR APPLICANT ACTION

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR),
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

### EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type **Replacement or reconstruction of existing structures and facilities.**

As applicable, the exemption for the action described below is also supported by the Exemption List for the University of Hawai'i, reviewed and concurred to by the Environmental Council on 3/14/2001.

- Exemption List Class 2.
- Item Number I and J.
- Applicable language from the exemption list: Replacement or reconstruction of Piers, catwalks, floating docks and boat landings. Walls and fences, including seawalls at Coconut Island but excluding allover water front installations.

### DESCRIPTION OF ACTION

Proposing Agency or Applicant: University of Hawai'i  
Project Name & Address/Location: Repair Lighthouse Pier-Upgrades, Coconut Island, University of Hawai'i, 46-007 Lilipuna Rd, Kaneohe, HI 96744  
Anticipated Start Date: 12/1/2026  
Anticipated End Date: 1/31/2028  
Island and District: O`ahu, Ko`olaupoko

Tax Map Key(s) and other geolocation means: 1-4-6-001:001

All Necessary Permits and Approvals: [Click here to enter text.](#)

The following are potential permits and approvals that may be applicable to this project, based on correspondence with various agencies. A scope of work and design plans will be submitted to each agency for final determination of required permits.

- 1) Department of Planning and Permitting (DPP)
  - a) An SMA and Shoreline Setback Variance are likely needed due to proximity of proposed work to the water.
  - b) An Environmental Assessment (EA) may be needed regardless of this exemption if DPP deems it necessary.
- 2) US Army Corps of Engineers (USACE)
  - a) Section 10 and/or Section 401/404 – A Pre-Consultation Notification (PCN) will be submitted, and reviewed by USACE for determination on the applicable permit approval needed.
  - b) Biological Assessment - May be needed to satisfy ESA/EFH requirements.
- 3) State of Hawaii, Office of Planning and Sustainable Development (OPSD) –
  - a) Coastal Zone Management Area (CZMA) - Since federal permits are likely to be involved for this project, it may be subject to a CZMA federal consistency review.
- 4) Department of Land and Natural Resources (DLNR), Division of Aquatic Resources (DAR) –
  - a) Consult with Office of Conservation and Coastal Lands (OCCL) for necessary permits.
- 5) DLNR – Land Division - Consult with OCCL for permits and authorizations.
- 6) Department of Health (DOH), Clean Water Branch
  - a) Water Quality Certification may be required if a USACE Section 401 permit approval is deemed required.

### NARRATIVE

Describe the action and why it qualifies for the exemption: This project consists of replacing the lighthouse pier, and seawall, with a new floating dock, providing wall support, and stabilizing/correcting the tilt of the existing lighthouse and refurbishing the delamination currently affecting the lighthouse. The lighthouse is ornamental (miniature, non-navigational). Work directly related to the pier involves demolishing and removing the existing concrete pier slab (approximately 78' L x 17'-1' W x 1'-3" H) and the top portion of the piles, up to 40" below the top of the concrete slab, installing a new aluminum floating dock (78' x 15'). Concrete will likely be cut into multiple slabs to promote safe loading and transport back to Lilipuna and or He'eia Pier for disposal. Work directly related to the seawall involves installing FRP sheetpile spanning along the existing seawall (approximately 80' long) to provide support. The sheet piles will be installed by pile driving them underwater into the base (approximately 2' deep) and installing soil anchors through the new FRP sheetpile and existing seawall. Additional improvements to the seawall include filling existing cracks by injecting hydrophilic polyurethane resin, filling any undermining (underwater) below the pier or seawall structures with polyurethane grout, and building back spalling in the existing seawall (Minimum 3 inches deep). Work directly related to the lighthouse generally involves correcting the existing tilt of the structure, and delamination of the structure. Straightening/stabilizing the structure will involve working underwater to fill any existing undermining with expansive foam or tremie concrete, installing FRP sheetpile wall along the existing seawall. A micropile will be installed by drilling through the existing at-grade concrete base slab that supports the lighthouse to straighten it. Delamination of the existing lighthouse will also be refurbished to restore its appearance. This action qualifies for an exemption because the work will replace the existing dock with a floating dock, and reconstruction of the existing lighthouse and adjacent seawall structures.

### RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment: The Lighthouse Pier is a concrete structure located at the West Lagoon of the island. Due to its current condition and for safety reasons, the pier is no longer used (at Coconut Island, Kaneohe, Oahu). The existing pier will be demolished and reconstructed with a floating dock, as well as other improvements to the existing Seawalls. Proper Best Management Practices (BMPs) will be in place. Impact area is less than an acre.

### ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

- |   | Not Applicable           |
|---|--------------------------|
| <input checked="" type="checkbox"/> Land Use and Zoning Conformance               | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)      | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)  | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Air Quality Pollutant Emissions               | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Noise Emissions                               | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Social  | <input type="checkbox"/> |

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- Economic
- Health and Safety
- Recreation
- Public Beach Access
- Cultural Resources and Practices
- Visual/Aesthetic
- Environmental Justice
  
- Rare, Threatened, and/or Endangered Species
- Surface and Ground Water Resources
- Wetlands
- Floodplains
- Riparian/Coastal Resources
- Other

Comments/summary of impact analysis: There are no cumulative impacts from this project since the project involves the reconstruction of the existing pier, lighthouse, and seawall at the shoreline of the island. An Environmental Assessment (EA) with a Finding of No Significant Impact (FONSI) was prepared for the University of Hawai`i, Hawai`i Institute of Marine Biology, in February 2014.

### MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion: (1) Topography and Geology: No significant impacts to the topography and geology are expected to occur from construction activities. (2) Soils: This project does not involve soil disturbing activities, therefore no significant impacts to soil are anticipated (3) Natural Hazards: Impacts during flooding events will be minimized by both temporary and permanent erosion and sediment control measures. (4) Flora and Fauna: Black noddies may be temporarily displaced during rehabilitation of the Lighthouse Pier, but no long-term impacts are expected. During the time of in-water work, near the Lighthouse Pier, work will be timed to be conducted during high tide to minimize impact to the marine resources present in the project area. All in-water work will be scheduled to avoid the spawning period of most coral species, which is April through August in Hawaii (5) Wetlands: There are no wetlands located nearby Coconut Island. The project work will not result in loss or destruction of existing wetland resources. (6) Air Quality: Dust may be generated as a result of construction activities, but the air quality should not be significantly impacted. Best Management Practices (BMPs) will be implemented to reduce potential impacts. (7) Noise: Noise disturbances to the surrounding area may occur due to construction activities. Noise impacts will be mitigated by complying with the Department of Health's community noise control regulations.

### CONSULTATION

The following parties have been consulted about this declaration exemption (Name, affiliation, consultation date): Ongoing consultation with the CCH, DPP is occurring to determine if an SMA/SSV is required for this project. There is also ongoing consultation with DLNR-OCCL, and USACE for any other permitting requirements.

### EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the requirement to prepare an environmental assessment.

Ross Richards Digitally signed by Ross Richards  
DN: cn=US, email=ross@hawaii.edu, o=OPD,  
ou=University of Hawaii, cn=Ross Richards  
Date: 2026.05.11 09:23:23-1000

Signature of Director or Delegate

5/11/2026

Date

This document is to be kept on file in the agency's records and made available for public review

Please check here if this document is being submitted to the Office of Planning and Sustainable Development for voluntary publication in *The Environmental Notice*