

State of Hawaii  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of Boating and Ocean Recreation  
Honolulu, Hawaii 96819

November 10, 2016

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

**Declare Project Exempt From Requirements of Chapter 343, HRS, and Title 11,  
Chapter 200, Hawaii Administrative Rules**

**Hawaii Prince Hotel Waikiki (HPHW) Porte-Cochere Improvements  
Honolulu, Oahu, Hawaii**

Pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Chapter 11-200, Hawaii Administrative Rules (HAR), the attached Exemption Notification labeled Exhibit A was prepared for minor exterior improvements proposed by the Hawaii Prince Hotel Waikiki (HPHW) on land leased from the state. The proposed improvements include:

- A bus turn-off lane in the existing landscaped traffic island for buses that currently stop in the street.
- Improved ADA site access.

This bus turn-off lane would have a new small bus shelter waiting area. Specific modifications include limited ground disturbance on both hotel private property and leased parcel. Improvements on the leased parcel include:

1. Creating a curb cut and paving in existing landscape island for bus turn-off. This will cut into the raised traffic island that was built-up from the existing grade when the hotel was built. This will include a retaining wall for the built-up grade – the wall would have footings approximately 2'-0" below the surface of this area before the hotel was built;
2. Creating a shaded bus shelter waiting area (approx. 11' x 7.5'). This would involve excavating two (2) footings similar in depth to the retaining wall footings;
3. Creating curb cuts in the existing concrete sidewalks for ADA pedestrian access to the hotel;
4. Footings for wood screens in traffic island by porte-cochere drop-off area. The wood screens themselves fall on the hotel's private property, but the footings may extend slightly on the state-leased side of the property line.

In accordance with Hawaii Administrative Rule Section 11-200-8(A) and the Exemption List for the Department of Land and Natural Resources (DLNR), Approved by the Environmental Council, on June 5, 2015, this project is exempt from the preparation of an Environmental Assessment (EA) pursuant to the following exemptions:

Scope of Work #1: Creating a curb cut and paving in existing landscape island for bus turn-off, including a retaining wall.

Exemption Class 6, Item No. 9 – Construction of interior roadways, driveways, parking areas, sidewalks, pathways, aisles, curbs, gutters and other similar items on state lands.

Scope of Work #2: Creating a bus shelter waiting area.

Exemption Class 6, Item No. 13 - Placement or construction of accessory structures such as utility sheds, storage or maintenance sheds, office trailers, trash enclosures, comfort stations or sanitation facilities and related individual wastewater disposal systems, bus shelters, pavilions or picnic shelters, parking and fee collection facilities, checking stations, interpretive kiosks and displays, dock boxes, mooring cleats, bumpers, and mooring buoys, blocks and piles, and other similar structures accessory to existing facilities on state lands and waters.

Scope of Work #3: Creating curb cuts in the existing concrete sidewalks for ADA access to the hotel.

Exemption Class 6, Item No. 9 – Construction of interior roadways, driveways, parking areas, sidewalks, pathways, aisles, curbs, gutters and other similar items on state lands.

Scope of Work #4: Footings for wood screens in traffic island by porte-cochere drop-off area.

Exemption Class 6, Item No. 8 – Construction of walls, fencing, or screens around buildings, structures, facilities, or equipment on state lands.

**RECOMMENDATION:**

Declare that, after considering the potential effects of the proposed project as provided by Chapter 343, HRS, and Chapter 11-200, HAR, these improvements will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

Respectfully submitted,



EDWARD R. UNDERWOOD  
Administrator

Approved For Submittal:



SUZANNE D. CASE  
Chairperson

Declare Project Exempt From Requirements of  
Chapter 343, HRS, and Title 11, Chapter 200,  
Hawaii Administrative Rules Hawaii Prince Hotel  
Waikiki (HPHW) Porte-Cochere Improvements  
Honolulu, Oahu, Hawaii

November 10, 2016

Item J-6

Attachments: Exhibit "A" – Exemption Notification  
Exhibit "B" – Site Plan  
Exhibit "C" – Photo of Existing Built-up Traffic Island  
Exhibit "D" – Letter of "No Effect" Determination from SHPD  
Exhibit "E" – Record of Conversation with OCCL  
Exhibit "F" – Letter of consultation with DPP



**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

October 24, 2016

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKO A KALUHIWA  
FIRST DEPUTY

JEFFREY T. PEARSON  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVIYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

**EXEMPTION NOTIFICATION**

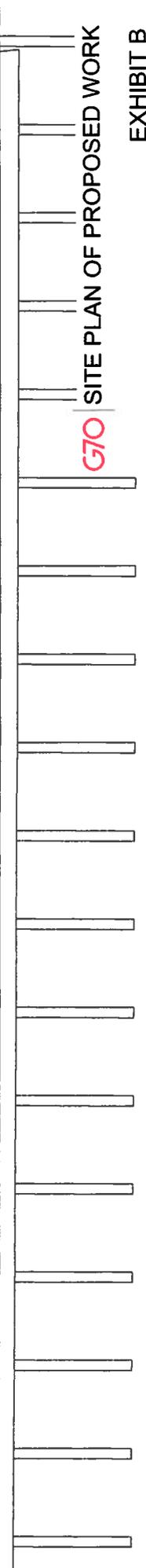
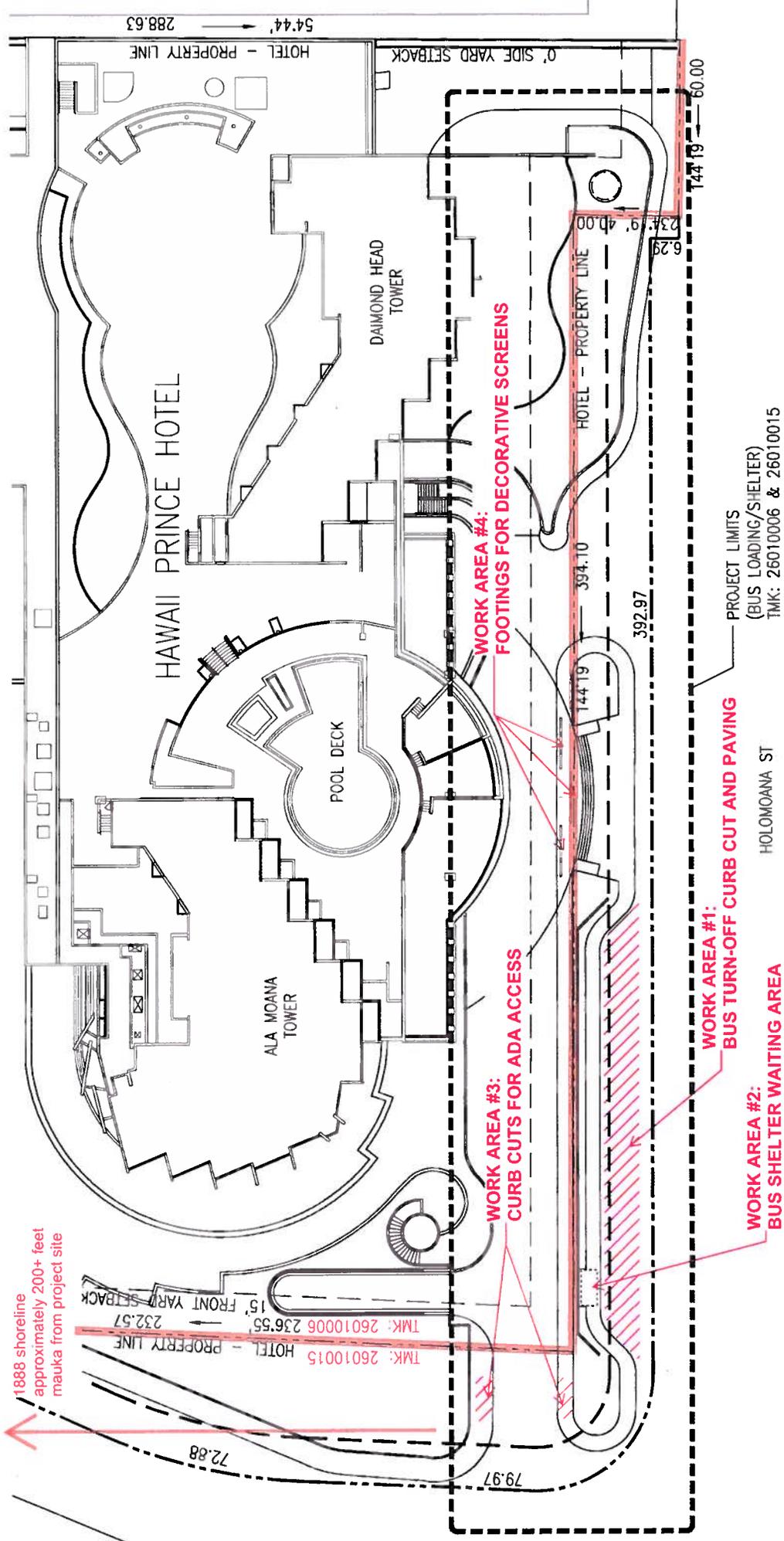
Regarding the preparation of an environmental assessment pursuant to Chapter 343, Hawaii Revised Statutes (HRS), and Chapter 11-200, Hawaii Administrative Rules (HAR).

Project Title:	Hawaii Prince Hotel Waikiki (HPHW) Porte-Cochere Improvements, Honolulu, Oahu, Hawaii
Project Number:	To be determined
Project Description:	<p>This project includes minor exterior improvements proposed by the HPHW on land leased from the State. The improvements include:</p> <ul style="list-style-type: none"> <li>• A bus turn-off lane in the existing landscaped traffic island for buses that currently stop in the street.</li> <li>• Improved ADA site access.</li> </ul> <p>This bus turn-off lane would have a new small bus shelter waiting area. Specific modifications include limited ground disturbance on both hotel private property and leased parcel. Modifications on the leased parcel include:</p> <ol style="list-style-type: none"> <li>1. Creating a curb cut and paving in existing landscape island for bus turn-off. This will cut in the raised traffic island that was built-up from the existing grade when the hotel was built. This will include a retaining wall for the built-up grade – the wall would have footings approximately 2'-0" below the surface of this area before the hotel was built;</li> <li>2. Creating a shaded bus shelter waiting area (approx. 11' x 7.5'). This would involve excavating two (2) footings similar in depth to the retaining wall footings;</li> <li>3. Creating curb cuts in the existing concrete sidewalks for ADA pedestrian access to the hotel;</li> <li>4. Footings for wood screens in traffic island by porte-cochere drop-off area. The wood screens themselves fall on the hotel's private property, but the footings may extend slightly on the state-leased side of the property line.</li> </ol>
Chapter 343 Trigger(s)	Use of State Lands
Exemption Class & Description:	<p>Exemption Authority: Exemption List for the Department of Land and Natural Resources approved by the Environmental Council on June 5, 2015.</p> <p><u>Scope of Work #1:</u> Creating a curb cut and paving in existing landscape island for bus turn-off, including a retaining wall. Exemption Class 6: Construction or placement of minor structures accessory to existing facilities.</p>

	<p><u>Scope of Work #2:</u> Creating a bus shelter waiting area. Exemption Class 6: Construction or placement of minor structures accessory to existing facilities.</p> <p><u>Scope of Work #3:</u> Creating curb cuts in the existing concrete sidewalks for ADA access to the hotel. Exemption Class No. 6: Minor alteration in the conditions of land, water, or vegetation.</p> <p><u>Scope of Work #4:</u> Footings for wood screens in traffic island by porte-cochere drop-off area. Exemption Class No. 6: Construction or placement of minor structures accessory to existing facilities.</p>
<p>Exemption Item Number and Description:</p>	<p><u>Scope of Work #1:</u> Item No. 9 of Class 6 – Construction of interior roadways, driveways, parking areas, sidewalks, pathways, aisles, curbs, gutters and other similar items on state lands.</p> <p><u>Scope of Work #2:</u> Item No. 13 of Class 6 - Placement or construction of accessory structures such as utility sheds, storage or maintenance sheds, office trailers, trash enclosures, comfort stations or sanitation facilities and related individual wastewater disposal systems, <u>bus shelters</u>, pavilions or picnic shelters, parking and fee collection facilities, checking stations, interpretive kiosks and displays, dock boxes, mooring cleats, bumpers, and mooring buoys, blocks and piles, and other similar structures accessory to existing facilities on state lands and waters.</p> <p><u>Scope of Work #3:</u> Item No. 9 of Class 6 – Construction of interior roadways, driveways, parking areas, sidewalks, pathways, aisles, curbs, gutters and other similar items on state lands.</p> <p><u>Scope of Work #4:</u> Item No. 8 of Class 6 – Construction of walls, fencing, or screens around buildings, structures, facilities, or equipment on state lands.</p>
<p>Consultation:</p>	<p>See attached exhibits for record of consultation with:</p> <ul style="list-style-type: none"> <li>• State Historic Preservation Division (SHPD)</li> <li>• Office of Conservation and Coastal Lands (OCCL)</li> <li>• Department of Planning and Permitting (DPP)</li> </ul>
<p>Recommendation:</p>	<p>It is anticipated this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.</p>

  
Suzanne D. Case, Chairperson

10/27/16  
Date





**G70** PHOTO OF EXISTING BUILT-UP TRAFFIC ISLAND

EXHIBIT C

DAVID Y. IGE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD, STE 555  
KAPOLEI, HAWAII 96707

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKO A KALUHIWA  
FIRST DEPUTY

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ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAIHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

October 21, 2016

Mark Kawika McKeague, AICP  
Senior Planner & Director of Cultural Planning  
Group 70 International, Inc.  
925 Bethel Street, Fifth Floor  
Honolulu, HI 96813

IN REPLY REFER TO:  
Log No. 2016.02116  
Doc. No. 1610SL07  
Archaeology

Dear Mr. McKeague:

**SUBJECT: Chapter 6E-42 Historic Preservation –  
Request for Historic Properties Determination  
Hawai'i Prince Hotel Waikiki (HPHW) Porte-Cochere Improvements, Project No. 215027-02  
Waikiki Ahupua'a, Kona (Honolulu) District, Island of O'ahu  
TMK: (1) 2-6-010:006 por., and 015 por.**

Thank you for initiating consultation with the State Historic Preservation Division (SHPD) and your request for a historic properties determination regarding the proposed Hawai'i Prince Hotel Waikiki (HPHW) Porte-Cochere Improvements project. SHPD received your submittal letter, and accompanying TMK and project maps, construction drawings, and site photos on September 6, 2016.

The proposed project is located within a makai portion of the property at 100 Holomoana Street. The subject parcels are TMK: (1) 2-6-010:006 and 015, of which the latter parcel is under a lease agreement between HPHW and the State of Hawai'i, Department of Land and Natural Resources, Division of Boating and Ocean Recreation (DOBOR). Parcel 006 totals 110,607 sq. ft., and Parcel 015 totals 21,637 sq. ft. The project area totals approximately 285 ft. by 80 ft.; 22,800 sq. ft.

The project involves modifying the existing landscaped traffic island built by HPHW to better accommodate the queuing of tourist buses and trolleys off of Holomoana Street. The improvements include improved ADA access, and a bus turn-off lane in the island for buses that currently stop in the street. The turn-off lane would also include construction of a new small bus shelter waiting area. Excavation will extend to 2 ft. below the pre-hotel grade to install a retaining wall for the curb cut for the bus turn-off, two footings for the bus shelter waiting area, and six footings for the wood screens in the traffic island. All excavation will occur in an area estimated to be approximately 200 ft. or more seaward from the 1881 shoreline, based on S.E. Bishop's 1881 Waikiki survey map with reconstruction data added by S. E. Bishop, January 1888 (provided as attachment).

Based on the information provided, **SHPD's determination is no historic properties affected.** The proposed ground disturbance will occur approximately 200 ft. seaward of the 1888 shoreline. Thus, no significant historic properties are likely to be affected by the proposed project.

Please contact me at (808) 692-8019 or at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) for any questions regarding this letter.

Aloha,

Handwritten signature of Susan A. Lebo in black ink.

Susan A. Lebo, PhD  
Archaeology Branch Chief

EXHIBIT D



925 Bethel Street  
 5th Floor  
 Honolulu, HI 96813  
 808.523.5866  
 www.g70.design

# RECORD OF CONVERSATION

<b>PERSON CALLING: FROM:</b>	Mark Kawika McKeague, AICP – G70 Senior Planner		
<b>PERSON(S) CALLED: FROM:</b>	Kimberly “Tiger” Mills, Staff Planner – Office of Conservation and Coastal Lands (OCCL)		
<b>DATE:</b>	October 10, 2016		
<b>PROJECT:</b>	Hawaii Prince Hotel Waikiki Porte Cochere Improvements	<b>PROJECT NO:</b>	215027-01
<b>SUBJECT:</b>	Determination of Agency Oversight and Responsibility		
<b>EMAIL/FAX:</b>	FILE	<b>NO. OF PAGES:</b>	1

**SUMMARY OF CONVERSATION:**

On October 10<sup>th</sup>, 2016, a brief and informal telephone discussion was held between Mr. Mark Kawika McKeague, G70 Senior Planner and Ms. Kimberly “Tiger” Mills, State of Hawai’i (SoH) Department of Land and Natural Resources (DLNR) Office of Conservation and Coastal Lands (OCCL) Staff Planner regarding the proposed project improvements. After a brief overview of the project scope was provided to Ms. Mills, it was discussed as to whether or not OCCL would have any potential jurisdictional oversight or authority relative to the project’s need to either meet HRS 343 environmental review requirements or seek possible exemption(s).

In summary, Ms. Mills verified that OCCL would not have an oversight role for the project as the waterfront immediately adjacent to the project area is the Ala Wai Small Boat Harbor, a state facility under DOBOR’s authority. Accordingly, Ms. Mills stated that the appropriate DLNR divisions with possible jurisdiction would be either the Division of Boating and Ocean Recreation (DOBOR) or the Land Division (LAND). Mr. McKeague shared that the project team believed it was DOBOR as there is an existing lease agreement in place with the agency and the hotel for a portion of the project area beyond the shoreline. Ms. Mill also confirmed that the closest state-designated Conservation lands are located at the Hilton Hawaiian Village Duke Paoa Kahanamoku Lagoon, approximately 250 feet to the south of the project area. The proposed project improvements are not anticipated to have any impact to the lagoon.

Ms. Mills also suggested that the project team reference the Exemption List for the Department of Land and Natural Resources (Approved by the Environmental Council on June 5, 2015) to see if our project can be categorically assigned to one of the exemption classes. The call was concluded with no plans for future follow-up.

UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN SEVEN DAYS, WE ASSUME STATEMENTS CONTAINED WITHIN ARE ACCEPTED

**EXHIBIT E**

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

File  
X

KIRK CALDWELL  
MAYOR



GEORGE I. ATTA, FAICP  
DIRECTOR  
ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2016/ELOG-1732(JY)

July 13, 2016

Mr. David Paulson, Esq.  
Sullivan, Meheula, Lee  
745 Fort Street, Suite 800  
Honolulu, Hawaii 96813

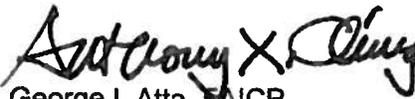
Dear Mr. Paulson:

**SUBJECT:** Request for Exemption  
Chapter 343, Hawaii Revised Statutes  
Hawaii Prince Hotel - Proposed Holomoana Street Improvements  
100 Holomoana Street - Waikiki  
Tax Map Key 2-6-10: 6 & 15

This in response to your request for exemption from Chapter 343, Hawaii Revised Statutes received July 6, 2016, for the proposed improvements along Holomoana Street. They include a bus shelter for private buses to pick-up or drop-off hotel guests, bus turn out lane, and accessible ramps. The project area is located along Holomoana Street, which is a State right-of-way. We recommend that you contact the State for their determination on this matter.

Should you have any further questions on this matter, please contact Joette Yago of our Urban Design Branch at 768-8034 or [jyago@honolulu.gov](mailto:jyago@honolulu.gov).

Very truly yours,

  
FOR George I. Atta, FAICP  
Director

Doc 1368000

EXHIBIT F