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 Statues (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.

Item J-6
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
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
EXEMPTION NOTIFICATION

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

<table>
<thead>
<tr>
<th>Project Title:</th>
<th>Hawaii Prince Hotel Waikiki (HPHW) Porte-Cochere Improvements, Honolulu, Oahu, Hawaii</th>
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<tbody>
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<td>Project Number:</td>
<td>To be determined</td>
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| Project Description: | This project includes minor exterior improvements proposed by the HPHW on land leased from the State. The 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. Modifications on the leased parcel include:  
  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;  
  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. |
| Chapter 343 Trigger(s): | Use of State Lands                                                                       |
| Exemption Class & Description: | Exemption Authority: Exemption List for the Department of Land and Natural Resources approved by the Environmental Council on June 5, 2015.  
  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: Construction or placement of minor structures accessory to existing facilities. |
Scope of Work #2: Creating a bus shelter waiting area. Exemption Class 6: Construction or placement of minor structures accessory to existing facilities.

Scope of Work #3: 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.

Scope of Work #4: 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.

**Exemption Item Number and Description:**

Scope of Work #1:
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.

Scope of Work #2:
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, 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:
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.

Scope of Work #4:
Item No. 8 of Class 6 – Construction of walls, fencing, or screens around buildings, structures, facilities, or equipment on state lands.

**Consultation:**
See attached exhibits for record of consultation with:
- State Historic Preservation Division (SHPD)
- Office of Conservation and Coastal Lands (OCCL)
- Department of Planning and Permitting (DPP)

**Recommendation:**
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.

Suzanne D. Case, Chairperson

Date: 10/27/16

EXHIBIT A
October 21, 2016

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

Dear Mr. McKague:

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 Ahepu‘a’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 Bouting 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 curf 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 for any questions regarding this letter.

Aloha,

Susan A. Lebo, PhD
Archaeology Branch Chief

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

<table>
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<tr>
<th>PERSON CALLING: FROM:</th>
<th>Mark Kawika McKeague, AICP – G70 Senior Planner</th>
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<tbody>
<tr>
<td>PERSON(S) CALLED: FROM:</td>
<td>Kimberly “Tiger” Mills, Staff Planner – Office of Conservation and Coastal Lands (OCCL)</td>
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<tr>
<td>DATE:</td>
<td>October 10, 2016</td>
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SUMMARY OF CONVERSATION:

On October 10th, 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
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 Statues
Hawaii Prince Hotel - Proposed Holomoana Street Improvements
100 Holomoana Street - Waikiki
Tax Map Key 2-6-10: 6 & 15

This is in response to your request for exemption from Chapter 343, Hawaii Revised Statues 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@hnl.gov.

Very truly yours,

George I. Atta, FAICP
Director

Doc 1368000

EXHIBIT F