



OEQC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

May 8, 1986

Number 09

REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 115, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

NEW FACILITY FOR KAHUKU ELEMENTARY SCHOOL AND ADDITIONS TO KAHUKU INTERMEDIATE AND HIGH SCHOOLS, KAHUKU, KOOLAULOA, OAHU,
Dept. of Accounting and General Services

The proposed action is the development of a new elementary facility and the additional construction activity for the existing campus involving land acquisition of the new elementary facility site and two additional parcels for parking and a drainage retention basin for the existing campus. Construction of facilities will take place in increments for both the elementary facility and secondary school areas. The site for the elementary facility is a parcel adjoining the existing Kahuku High and Elementary

School and proposed Kahuku District Park. The land will be purchased from the City and County of Honolulu (TMK: 5-6-6: parcel 11, portions of 12 and 19). The Department of Education has made a request of \$650,000 from the 1986 Legislature for land acquisition. Design funds in the amount of \$400,000 appropriated in 1985. Design of the first increment will be initiated after the land acquisition funds are appropriated and approved by the Governor and after the EIS is approved by the Governor. The proposed elementary facility location, being contiguous to the existing campus, will be part of the expanded school campus which will encompass the high, intermediate, and elementary grades. The expanded school will retain both elementary and secondary grades under one school administration, while relocating the elementary students away from the existing situation of co-mingling students in the K-12 mixed age groups to a situation where there is a separate area where the buildings and student population are limited to the K-6 age group.

Contact: Cedric Takamoto
Dept. of Accounting and General
Services, Public Works
Division
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: June 7, 1986.

O'OMA II, RESORT/MIXED USE DEVELOPMENT,
NORTH KONA, HAWAII, Kahala Capital
Corporation/County of Hawaii Planning
Dept.

The project site, comprised of approx. 313.66 acres, is located on the west coast of the island of Hawaii, North Kona Judicial District, O'oma second ahupua'a. The property is identified as TMK: (3rd division) 7-3-9:4. The entire area is being requested for a General Plan amendment from the existing Conservation and Open land use designations to Open, Intermediate Resort, Medium Density Urban, and Industrial designations. The north and east boundaries of the project site abut the proposed Hawaii Ocean Science and Technology (HOST) Park. The Pacific Ocean is to the west of the site. The area south of the site is undeveloped. O'oma II is just south of Keahole Airport and six mi. north of Kailua-Kona town. The master plan for the entire project site consists of a resort hotel, resort condominiums, golf course, high-tech. industrial area, and other uses.

Table 9: PRELIMINARY LAND USE SUMMARY

Land Use	Gross Acreage	Density (Net)	Units
Resort Hotel	30 ac.	20/ac.	600
Resort Condo.	60 ac.	10/ac.	600
Golf Course	130 ac.		
High-Tech Area	50 ac.		
Beach Park/ Pkg./Open/Roads	43 ac.		
TOTAL	313 ac.		1,200

An EIS will be required because of the following:

1. The proposed action may involve an irrevocable commitment of resources;

2. The proposed action may involve substantial secondary impacts, such as population changes or effects on public facilities;
3. The proposed action is individually limited, but cumulatively may have an effect upon the environment or involve a commitment for larger actions;
4. The proposed action may affect a rare, threatened, or endangered species of animal or plant or their habitat; and
5. The proposed action may affect coastal water quality.

Contact: Mark Hastert
Helber, Hastert, Van Horn
and Kimura, Planners
Grosvenor Center, PRI Tower
733 Bishop St., Ste. 2590
Honolulu, HI 96813

Deadline: June 7, 1986.

CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT
APPLICATION FROM AGRICULTURE TO VARIOUS
USES AT WAIAWA RIDGE, OAHU, The Gentry
Companies/City and County of Honolulu,
Dept. of General Planning

Previously published April 23, 1986.

Contact: Fred Rodriguez
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, HI 96809

Deadline: May 23, 1986.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EISs (EIS Rules 11-200-11). Publication in the Bulletin of a Negative

Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

Valley, in the Maunalua Subdivision of Hawaii Kai (TMK: 3-9-8:1). The one-story nursing home will cover approx. 4 acres on the southwest of the site on Kaalakei St. The 252-unit retirement-oriented community of attached two-story buildings with a community center facility occupied by retirement-related services will cover the remaining 16 acres.

OAHU

HAWAII

PROPOSED ATHLETIC FACILITIES, HAWAII SCHOOL FOR GIRLS AT LA PIETRA, HONOLULU, OAHU, Hawaii School for Girls/City and County of Honolulu, Dept. of Land Utilization

PROPOSED DIRECT SALE OF ROADWAY REMNANT, LALAMILO, SOUTH KOHALA, HAWAII, Phillips Family Trust/Dept. of Land and Natural Resources, Division of Land Management

The applicant proposes to construct athletic and support facilities including a gymnasium/student center, a swimming pool, and an underground storage building. Other improvements include renovation of an existing outdoor athletic court and parking areas, addition of handicap ramps, and additional landscaping. The proposed improvements will occur on the grounds of the existing Hawaii School for Girls campus at La Pietra. The campus occupies a 4.42-acre parcel identified as TMK: 3-1-29:1. The school is surrounded by residential uses on three sides. Single-family residences lie to the north and south of the property and a townhouse development, known as the La Pietra Condominiums, lies to the west and northwest. The Ft. Ruger Military Reservation borders the property on the east.

The proposed action is the direct sale of roadway remnant consisting of 1,459 sq. ft. for consolidation with abutting property identified as TMK: 6-6-9:51. The location of the State roadway remnant is adjacent to Kawaihae Rd. in Lalamilo, South Kohala, Hawaii. The subject roadway remnant is a result of the realignment of Kawaihae Rd., Federal Aid Project N.R.H. 11-C and is presently encumbered by Grant of Easement No. S-5017 (Mary K. Phillips) assigned to Dorothy E. Nishie and Grace M. Shima, Trustees of the Phillips Family Trust. The purpose for this easement was to allow access to an abutting parcel identified by TMK: 6-6-9:51. The lease terminates in 2032. In the past, the State Department of Transportation, Highways Division, was reluctant to sanction the sale of this remnant due to pending realignment improvements along Kawaihae Rd. and to Waiaka Bridge. Presently, if provisions for reconveyance are insured, that department has no objections to the sale of the remnant in fee for consolidation with the adjacent property.

PROPOSED 120-BED NURSING HOME/RETIREMENT CENTER, HAWAII KAI, OAHU, Kaiser Development Company/City and County of Honolulu, Dept. of Land Utilization

ENVIRONMENTAL IMPACT STATEMENTS

The applicant proposes to rezone 19.9 acres of P-1 Preservation District to A-1 Low Density Apartment District to build a 120-bed care home and 252-unit retirement apartment community. The project will be located north of Kawaihae St., Kaalakei

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference

Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT EIS FOR THE PROPOSED GENERAL PLAN CHANGE TO LIHUE-PUHI MASTER PLAN, LIHUE AND PUHI, KAUAI, Grove Farm Properties, Inc./County of Kauai, Planning Dept.

The proposed action involves approx. 464 acres of land owned by Grove Farm Properties in the Lihue and Puhi District of Kauai. The Lihue parcel is situated in Lihue, Kauai, on the southwesterly side of Nawiliwili Rd. (TMK: 3-3-3: portion of parcel 1). The Puhi parcel is situated in Puhi, Kauai, on the southerly side of Kaumualii Hwy. and on the westerly side of Puhi Rd. (TMK: 3-3-2: portion of parcel 1). The applicant is requesting the County of Kauai to amend its General Plan by redesignating about 464 acres from Agriculture to Urban Mixed Use in the county's general plan. The applicant intends to establish a planned community which would include single and multi-family dwellings, light industrial, and recreational uses within the General Plan's Urban Mixed Use area. The project consists of 262 acres for single-family residential housing units, 56 acres for light-industrial development, approx. 20 acres of roads and buffers, and 126 acres for an 18-hole golf course which will be integrated into the residential areas. The residential project intends to be phased into a total development of 330 units in Puhi and 828 units in Lihue.

The proposed project intends to complement existing commercial, light industrial, and residential development in Puhi and Lihue. The proposed golf

course will be the third 18-hole golf course within the Lihue District. The most significant impacts caused by the development of the proposed project are the removal of productive agricultural land and increased traffic levels, especially along Kuhio Hwy.

The draft EIS is also available for review at the Hanapepe, Kapaa, Koloa Community-School, and Waimea Libraries.

Deadline: June 7, 1986.

KAUPULEHU RESORT, KAUPULEHU, HAWAII, Kaupulehu Developments/State Land Use Commission

Previously published April 23, 1986.

The draft EIS is available for review at the Holualoa and Kailua-Kona Libraries.

Deadline: May 23, 1986.

DRAFT EIS FOR THE DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES AND APPURTENANCES, HONOLULU, OAHU, City and County of Honolulu, Board of Water Supply

Previously published on March 23, 1986.

The draft EIS is also available for review at the Aina Haina, Hawaii Kai, Kalihi-Kapalama, Liliha, Manoa, McCully-Moiliili and Waikiki-Kapahulu Libraries.

Deadline: May 15, 1986.

EISs SUBMITTED FOR ACCEPTANCE. The following EISs have been submitted for acceptance and contain comments and responses made during the review and response period.

FINAL EIS FOR KALAKAUA AVENUE SAFETY AND BEAUTIFICATION PROJECT, HONOLULU, OAHU, City and County of Honolulu, Dept. of Transportation Services and Dept. of Public Works

The City and County of Honolulu has proposed improvements within the Kalakaua Ave. right-of-way between Monsarrat Ave. and Ala Moana Blvd., a distance of approx. 1.3 mi. The improvements involve the widening of the existing sidewalks while maintaining the current four lanes for vehicular traffic. All improvements will be made within the existing 80-ft. right-of-way width. The two lanes closest to the curb are 17 ft. in many areas, and the two middle lanes are 11 ft. The proposal is to retain the two center lanes at 11 ft., reduce the mauka curb lane to 11 ft., and reduce the makai curb lane to 14 ft. The proposed action involves widening the sidewalks along Kalakaua Ave. between Kuhio and Kapahulu Aves. by approx. nine ft. The existing sidewalk will be resurfaced to match the color and texture of the planned addition. Turnouts for tour buses, loading zones, and turning pockets at key intersections will be provided. Landscaping will consist primarily of shade trees. The majority of the additional sidewalk space will be added to the mauka sidewalk. The project will increase in overall sidewalk width from 24 to 33 ft. The number of drainage inlets along Kalakaua Ave. would be increased by the project. However, major drainage pipes and utility lines serving the project area would not be altered. Private roof drains, which now run under the sidewalk and empty through the curb, will be extended to the new curb line or connected directly to the drainage pipes under Kalakaua Ave. The concrete pavement which underlies Kalakaua's existing asphaltic concrete surface will be retained, and catch basins would be installed at the new curb line with connections to the existing drainage system. The current construction budget for the proposed project is approx. \$7 million. It is expected that approx. 80 percent of the funds will come from the State and 20 percent from the City and County of Honolulu. The proposed construction will occur over a period of approx. 18 months.

The final EIS is also available at the Waikiki-Kapahulu Library.

Status: Accepted by City and County of Honolulu, Dept. of Land Utilization on May 2, 1986 and currently being processed by OEQC.

NOTICES

LEGISLATIVE UPDATE

H.B. 2168-86, S.D. 1, Relating to Environmental Impact Statements passed the Hawaii State Legislature in April. The bill amends Hawaii Revised Statutes (HRS) §343-2 by defining negative declaration as a "determination based on an environmental assessment that the subject action will not have a significant effect and, therefore, will not require the preparation of an environmental impact statement."

The bill also amends HRS §343-6 to require the Environmental Council to adopt rules to implement environmental impact statement law and provides for the prescription of the contents of an environmental assessment by the Council. It also requires at least one public hearing to be held in each county prior to final adoption, revision, or repeal of any rules.

S.B. 2268-86, H.D. 1, Act 80, Relating to Attorneys' Fees was passed by the Hawaii State Legislature and was signed by Governor Ariyoshi in April.

The bill amends HRS Chap. 607, by providing for the award of reasonable attorneys' fees together with the costs of the suit to the prevailing private party in any civil action involving suits for injunctive relief against another private party who has been or is undertaking any development relating to land use without obtaining all permits or approvals (including EIS approval) required by government agencies. Other conditions are enumerated in the new law.

PETITION FOR DECLARATORY RULING

The Environmental Council has received a petition for a declaratory ruling concerning whether Seibu Hawaii, Inc. (Seibu) must supplement the 1975 Environmental Impact Statement for its Makena Master Plan.

Petitioners Hui Alanui O Makena, through its Secretary-Treasurer, Ms. Dana Naone Hall, requests that the Council issue a declaratory ruling on the basis that a supplemental EIS should have been prepared by Seibu pursuant to EIS Rule §11-200-27.

According to the petitioners, the 1975 EIS contains no study of the cultural and historic significance of Makena Road. Further, a recent 1986 study presents new evidence which brings to light different or increased adverse impacts not previously dealt with.

The Environmental Council will review the petition and issue a declaratory ruling on the appropriateness of the need for a supplemental EIS. The petition will be discussed by the Council at the next meeting on May 19, 1986.

PROPOSED AMENDMENTS TO EIS EXEMPT LISTS

1. Pursuant to the EIS Rules §11-200-8, the Department of Parks and Recreation, City and County of Honolulu, has requested the following activity to be added to its exemption list:

Subdivision/consolidation and transfer of City park lands (by lease) to the State of Hawaii.

2. Under the provisions of EIS Regulation 1:33, the Department of Social Services and Housing, Hawaii Housing Authority, has requested the following activity to be exempted from the preparation of an EIS and negative declaration:

Acquisition of land and existing structure involving minor or no repairs, renovation, expansion, and change of use beyond that previously existing.

The Environmental Council is reviewing the proposed amendments and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow
Environmental Council
465 South King Street, #115
Honolulu, Hawaii 96813

Deadline: June 7, 1986.

MEETING NOTICE

Environmental Council
Date: May 19, 1986
Time: 4:30 p.m.
Place: State Capitol, Senate Conference Room 3



OEOC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

May 23, 1986

Number 10

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EIS PREPARATION NOTICES

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PROPOSED DEVELOPMENT OF RESIDENTIAL AND APARTMENT UNITS AT HAWAII KAI, OAHU,
Kaiser Development Company/City and County of Honolulu, Dept. of General Planning

The applicant proposes to develop a 30-acre site for residential use in Hawaii Kai (TMK: 3-9-10: por. of 1). The applicant proposes to amend the development plan by changing land designated as industrial/preservation to low density apartment (12 acres), medium density apartment (10 acres), and residential (8 acres). Hawaii Kai Championship Golf Course borders the project site on the mauka and windward sides except for a 600-ft. frontage along Kealahou St. near Hawaii Kai Dr. To the west is the existing preservation area, and to the south the proposed light

industrial site. The project will result in the development of 430 apartment units and 48 single-family dwellings. The total construction costs for buildings and direct site improvements for the entire project are estimated to be in the range of \$45 to \$50 million. It has been planned for residential development since the beginning of the Hawaii Kai community in 1961. The most significant impact resulting from this project will be associated with commuter traffic.

CONTACT: Fred Rodriguez
Environmental
Communications, Inc.
P.O. Box 536
Honolulu, HI 96809

DEADLINE: June 22, 1986.

CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT APPLICATION FROM AGRICULTURE TO VARIOUS USES AT WAIAWA RIDGE, OAHU, The Gentry Companies/City and County of Honolulu, Dept. of General Planning

Previously published on April 23, 1986.

The applicant is requesting that 1,242

acres of land at Waiawa, Central Oahu, be redesignated from Agricultural to residential (782 acres), Low Density Apartment (60 acres), Medium Density Apartment (15 acres), Commercial/Industrial (110 acres), Park (225 acres), and Roadway (50 acres). The applicant proposes to create a master-planned community which offers residential, apartment, commercial, and light industrial uses with two 18-hole golf courses extending through the site. The project location is between Waiawa Gulch and Stream, and the H-2 Freeway (TMK: 9-4-6:10 and 9-6-4:1). These changes would permit development of 7,900 single family and apartment units. About one half (4,000) of these units will be programmed for a retirement community. Changes for the subject 1,242 acres represent the first increment of the Waiawa Master Plan. When completed, the Waiawa community will total 2,827 acres.

CONTACT: Fred Rodriguez
Environmental
Communications, Inc.
P.O. Box 536
Honolulu, HI 96809

DEADLINE: June 22, 1986. Extended 30 days from original deadline of May 23, 1986.

EAST AND WEST WAILUAIKI STREAMS HYDROELECTRIC PROJECT, NAHIKU, MAUI,
Garratt-Callahan Company/Dept. of Land and Natural Resources

Previously published on April 8, 1986.

CONTACT: Randy Rowland
Associated Engineering
Consultants
124 Oakwood Dr., Ste. D.
Auburn, CA 95603

Dean Uchida
Dept. of Land and Natural
Resources
Planning Office
1151 Punchbowl St.
Honolulu, HI 96813

DEADLINE: June 7, 1986. Extended 30 days from original deadline of May 8, 1986.

NEW FACILITY FOR KAHUKU ELEMENTARY SCHOOL AND ADDITIONS TO KAHUKU INTERMEDIATE AND HIGH SCHOOLS, KAHUKU, KOOLAULOA, OAHU,
Dept. of Accounting and General Services

Previously published May 8, 1986.

CONTACT: Cedric Takamoto
Dept. of Accounting and General
Services, Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

DEADLINE: June 7, 1986.

O'OMA II, RESORT/MIXED USE DEVELOPMENT, NORTH KONA, HAWAII, Kahala Capital Corporation/County of Hawaii, Planning Dept.

Previously published May 8, 1986.

CONTACT: Mark Hastert
Helber, Hastert, Van Horn
and Kimura, Planners
Grosvenor Center, PRI Tower
733 Bishop St., Ste. 2590
Honolulu, HI 96813

DEADLINE: June 7, 1986.

NEGATIVE DECLARATIONS

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KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR A PROPOSED SUBDIVISION OF STATE LAND AT KEKAHA, WAIMEA, KAUAI, Dept. of Land and Natural Resources, Division of Land Management

The agency proposes to subdivide conservation-classed state land (TMK: 1-2-2:40) at Kekaha, Waimea, Kauai into two lots having respective areas of 45.472 acres and 73.188 acres. The lots are to facilitate the disposition of a lease for cultivation of research seed stock for corn, sunflower, and soybeans. By pursuing the subdivision of conservation-classed lands in this instance, it is the purpose of this assessment to obtain from the Board of Land and Natural Resources an amendment to Conservation District Use Application No. KA-11/9/81-1380 to include subdivision of the subject property. Listing as co-applicants, Kekaha Sugar Co., Ltd. and Pride Co., Inc., the application for agricultural use of the subject property, was approved by the Land Board under agenda Item H-4 on April 8, 1982, but fell short of including the subdivision of the property which would then have allowed the disposition of a lease to Pride Co., Inc.

OAHU

PROPOSED NIMITZ HIGHWAY RECONSTRUCTED SEWER (FORT STREET MALL TO ALAKEA STREET), HONOLULU, OAHU, City and County of Honolulu, Dept. of Public Works

The proposed project involves the construction of approx. 800 lineal ft. of 36-in. pipe in Nimitz Hwy. between Fort St. Mall and Alakea St. (TMK: 2-1-13 and 14). Construction will be predominantly within the existing road right-of-way. The purpose of the project is to improve the sewer system to accommodate the projected sewage flows from the Chinatown Special Design District and the Development Plan. Construction cost is estimated to be \$743,000.

PROPOSED CONSTRUCTION OF COMFORT STATION, ACCESS ROAD AND PARKING, MALAEKAHANA STATE RECREATION AREA, PHASE II, LAIE-KAHUKU, OAHU, Dept. of Land and Natural Resources, Division of State Parks

The agency is proposing the construction of a comfort station in the Malaekahana State Recreation Area, Phase II, of the City and County of Honolulu for the purpose of providing a public restroom facility in an outdoor recreation area. The site of the project is on the windward northern coast of Oahu and approx. 4/5 of a mile south of Kahuku town. The land parcel is fronted on the west by Kamehameha Hwy. (Hwy 83) and on the east by the ocean. The Malaekahana State Recreation Area will be developed in two phases. Phase I is composed of a passive recreation area including picnic and day uses. Phase II, which encompasses this project, is reserved for outdoor recreation. This project will consist of a 330 sq. ft. comfort station composed of public restrooms for both men and women, a parking area for 20-30 vehicles, and a paved access road from Kamehameha Hwy., which will be 22 ft. wide. To prepare the site for construction, an existing wooden structure will be demolished and minor grading work will be done.

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTING A STORAGE SHED AT WAIHAOLE, OAHU, Todd Tachera/Dept. of Land and Natural Resources

The applicant proposes to construct a storage shed at Waiahole Valley (TMK: 4-8-7:11). The applicant presently holds a revocable permit from the State of Hawaii for 62 acres of land in Waiahole Valley. To properly use the property for agricultural purposes, the applicant wants to build a 16' x 24' wooden storage shed set up on posts and piers to store tools, equipment, fertilizer, and other materials needed for maintaining fruit trees.

CONSERVATION DISTRICT USE APPLICATION FOR SINGLE FAMILY RESIDENTIAL USE, TANTALUS,

OAHU, Mr and Mrs. Mark Bernstein/Dept. of Land and Natural Resources

The applicants propose renovating and enlarging their existing single family residence at Tantalus (TMK: 2-5-15:16). They plan to add two additional stories to the one story house originally constructed in 1941 on a 2,657 sq. ft. lot.

PROPOSED IMPROVEMENTS AT KEWALO BASIN, PHASE II, HONOLULU, OAHU, State Dept. of Transportation, Harbors Division

The agency proposes to make improvements along the Ala Moana Blvd. edge of Kewalo Basin. Improvements will be made by demolishing the cruise boat building to enhance the view of the harbor from Ala Moana Blvd. The charter boat building that faces Ala Moana Blvd. will be renovated by adding a second floor for leasable office space. New boat slips and extra parking stalls will be added. Landscape planting and irrigation along Ala Moana Blvd. and around buildings, the use of bollards, and repair to light standards will contribute to enhancing the appearance of the basin area. These changes are intended to improve the internal traffic circulation, upgrade utilities, and beautify the basin area.

AFRICAN SAVANNA AND LEARNING CENTER AT THE HONOLULU ZOO, HONOLULU, OAHU, City and County of Honolulu, Dept. of Parks and Recreation

The agency proposes to improve approx. 15.8 acres of zoo grounds with construction of an African Savanna & Learning Center Project, to be located at the east end of the existing 42 acre Honolulu Zoo site (TMK: 3-1-43:1). The project boundaries extend from the mauka side of the existing mauka lawn area, the existing barn area, approx. 30 ft. from the Kapahulu, Paki, and Monsarrat Ave. curbs. The Savanna project will be implemented in two phases and will cost a total of \$6.8 million. Construction is expected to commence in the second half of 1986. The learning center that will

be situated in and around the existing barn area will cost \$680,000 and will be constructed in the first phase of construction. In addition, a perimeter service road and service areas are planned. A new 10-foot high perimeter fence with a hedge will enclose the project area on the Kapahulu, Paki, and Monsarrat Ave. sides. A new bikeway/pedestrian/jogging path is expected to be constructed between the Paki Ave. curblin by the City. The proposed action will be limited to physical improvements within the existing zoo grounds which will have minimal impact on the surrounding environment.

MAUI

UAKEA AND HAUOLI ROAD WATERLINES AND THE WAKIU TO HONOKALANI WATERLINE IMPROVEMENTS AT HANA, MAUI, County of Maui, Dept. of Water Supply

The agency proposes the following projects in Hana, Maui:

- A. Uakea and Hauoli Rd. Waterlines
 1. Installation of approx. 1,100 lineal ft. of 6" water pipeline, fire hydrants, service connections, valves, fittings and appurtenances within the Uakea Rd. right-of-way. The 6" pipeline will extend from Keawa Pl. to Hauoli Rd. and will replace the existing 1 1/2" pipeline which is substandard and deteriorated.
 2. Installation of approx. 1,000 lineal ft. of 6" water pipeline, fire hydrants, service connections, valves, fittings and appurtenances within the Hauoli Rd. right-of-way. The 6" pip]pipeline will extend from Uakea Rd. to Hana Hwy. and will replace the existing 1 1/2" pipeline which is substandard and deteriorated.
- B. Wakiu to Honokalani Waterline Improvements
 1. Installation of approx. 3,000 lineal ft. of 6" water pipeline, 3 standpipes, service connections,

valves, fittings and appurtenances within the Hana Hwy. right-of-way. The 6" pipeline will extend from Hana High & Elem. School to Waianapanapa Rd. and will replace the existing 1 1/2" pipeline which is substandard and deteriorated.

2. Installation of approx. 300 lineal ft. of 4" water pipeline, a standpipe, service connections, valves, fittings and appurtenances within the Waianapanapa Rd. right-of-way. The 4" pipeline will extend from the new 6" pipeline installed along Hana Hwy., down toward the Waianapanapa State Park. The new pipeline will provide higher water pressures and increased fire fighting capabilities for the existing residences along the upper stretch of Waianapanapa Rd.

TIMBER HARVESTING PROJECT IN THE MAKAWAO AND KOOLAU FOREST RESERVES, MAUI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

Four separate areas of state-owned land in East Maui containing planted forest stands are involved in this proposed timber harvesting project. They total approx. 665 acres.

AREA 1: In the Makawao Forest Reserve on State-owned lands of Makawao between the elevations of 2,800 and 4,200 ft., TMK: 2-4-16:2 (por.) It includes 256 acres of land forested with Eucalyptus saligna timber.

AREA 2: In the Koolau Forest Reserve on State-owned lands of Honopou and Hoolawa between the elevations of 600 and 1,200 ft., TMK: 2-9-14:1 (por.). It includes 171 acres of land forested with Eucalyptus saligna timber.

AREA 3: In the Koolau Forest Reserve on State-owned lands of Hoalua and West Hanawana between the elevations of 600 and 1,000 ft., TMK: 2-9-14:1 (por.). It include 28 acres of land forested both Eucalyptus saligna timber between the Lowrey and New Hamakua ditches.

AREA 4: In the Koolau Forest Reserve on State-owned lands of Keopuka and Honomanu between the elevations of 500 and 1,200 ft., TMK: 1-1-1:44 (por.). It includes 210 acres of land forested with Eucalyptus saligna timber above the Hana Hwy.

The objective of this timber harvesting project is to restore these forest plantations to optimum levels of timber production. These forest plantations suffered severe storm damage in 1980. Harvesting these damaged stands will restore these plantations to their optimal volume growth potential by allowing new coppicing of tree stumps and inter-planting of tree seedlings on these sites. A secondary objective is to produce revenues for the State of Hawaii by putting the timber in these plantations out to public auction. A Conservation District Use Application for this project was approved by the Board of Land and Natural Resources on April 11, 1986.

CONSERVATION DISTRICT USE APPLICATION FOR A COMMERCIAL MOORING OFFSHORE OF KAA NAPALI, MAUI, William L. Wagner/Dept. of Land and Natural Resources

The applicant proposes to install a commercial boat mooring in approx. 30 ft. of water, 150 yds. offshore of the Hyatt Regency at Kaanapali (TMK: 4-4-6:31). The mooring will use (2) 40 lb. danforth anchors; (1) 400 lb. steel beam; 160 ft. of 5/8 in. coil-proof chain; and 3/4 in. nylon strand. The proposed mooring is for a 40 ft. long, 20 ft. beam vessel which will be used in a variety of tourist-related sails and charters. Passengers will be shuttled to the vessel by a 12 foot avon dinghy.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR A SINGLE FAMILY RESIDENTIAL USE AT LAUPAHOEHOE POINT, NORTH HILO, HAWAII, David Kawehiulaokalani Malani/Dept. of Land and Natural Resources

The applicant proposes to construct a single family residential dwelling consisting of about 2,052 sq. ft. of residence and an attached carport of about 648 sq. ft. (TMK: 3-6-2:23). The site is a parcel of unencumbered land consisting of .479 acres. The applicant is a life-long resident of Laupahoehoe Point, a tenant in common of the adjoining property (TMK: 3-6-2:28), and presently occupies the family residence on that property.

KOHALA COAST RESORT ASSOCIATION FIRE STATION, KOHALA, HAWAII, Kohala Coast Resort Association/Hawaii County Planning Commission

The applicant is proposing the construction of a 24-hour fire and emergency service facility and related improvements approx. one mile north of the Mauna Lani Resort entry road between the 72-and 73-mile markers at Lalamilo, South Kohala, Hawaii (TMK: 6-8-1: por of 52). The proposed project will include: a 5,300 sq. ft. building, helipad, gas and diesel pumps, ground sign, flagpole, landscaping, parking, and an Emergency Medical Services vehicle. The present fire and emergency services in the North and South Kohala coastal region are provided out of stations of Waimea (24 hours), Kapaau (8 hours), and Kawaihae (8 hours). The Kailua-Kona station also provides support in addition to the volunteer companies located at Kona village, Waikoloa Village and Puako. With the construction of the proposed fire station, a more centrally located facility will provide support to the nearby resort areas of Mauna Kea, Mauna Lani, Waikoloa, and Kona Village and to other areas such as Kawaihae, Kapaau, and Puako.

LAUPAHOEHOE NAVIGATIONAL IMPROVEMENTS, NORTH HILO, HAWAII, County of Hawaii, Dept. of Parks and Recreation

Three plans were evaluated in detail for the Laupahoehoe navigation improvements study. They are as follows:

PLAN 1. Rubble mound breakwater approx. 285 ft. long and 125 ft. wide at the base, with a crest elevation of 15 ft. capped with dolos. Entrance channel 90 ft. wide, 9 ft. deep and approx. 205 ft. long. Turning basin 100 ft. sq. and 7.5 ft. deep with a wave absorber approx. 60 ft. long and 25 ft. wide. A launch ramp will be provided by local agencies.

PLAN 2. Rubble mound breakwater approx. 255 ft. long and 130 ft. wide at the base with a crest elevation of 15 ft. capped with dolos. Entrance channel 90 ft. wide, 9 ft. deep and approx. 250 ft. long. Turning basin 100 ft. wide, varying in length from 100 to 170 ft., 7.5 ft. deep with a wave absorber 60 ft. long and 25 ft. wide. A launch ramp will be provided by local agencies.

PLAN 3. Rubble mound breakwater approx. 200 ft. long and 125 ft. wide at the base with a crest elevation of 15 ft. capped with dolos. Entrance channel 90 ft. wide, 9 ft. deep and approx. 300 ft. long. Turning basin 100 ft. wide, varying in length from 100 to 140 ft., and 7.5 ft. deep, with a wave absorber 60 ft. long. A launch ramp will be provided by local agencies.

Plan 3 is the recommended alternative because of its greater overall benefits and more favorable wave climate. It is also the environmentally preferred plan because the breakwater covers less of the marine substrate. The project is expected to have a net beneficial environmental impact. The project will increase the number of days boats can be launched from zero days per year to an estimated 256 days per year, with very little loss of coral or other biological resources, thereby allowing more fishing and recreational boating for local residents.

PROPOSED ISSUANCE OF A REVOCABLE PERMIT FOR THE USE OF A 100-ACRE PARCEL OF STATE AND, OLAA RESERVATION LOTS, PUNA, HAWAII, Andrew P. Sackett/Dept. of Land and Natural Resources, Division of Land Management

The proposed action is the direct issuance of a revocable permit for the use of a 100-acre parcel of state land located in the Olaa Reservation Lots (TMK: 1-8-11:12). This parcel is currently vacant and unused. The applicant owns a 10-acre tract of land which has been developed into a small farm that is contiguous to the subject parcel. The addition of the subject property would permit a more worthwhile beef operation in conjunction with the diversified farm. The applicant proposes to undertake a pasture improvement program of fencing, clearing, and installation of related improvements.

ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EISs may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

PROPOSED WAITEC DEVELOPMENT (VILLAGE PARK EXTENSION) AT KUNIA, OAHU, Waitec Development, Inc./City and County of Honolulu, Dept. of Land Utilization

The proposed development site, consisting of 691.5 acres, is located at Waikele and Hoaeae, Ewa, Oahu, TMK: 9-4-2:30 and

portions of 1 and 17. The parcel is approx. 1,900 ft. north of the H-1 overpass on Kunia Rd. The site is bounded on the south by the existing Village Park residential development, Kunia Rd. on the west, Waikele Gulch on the east, and sugar cane crop land on the north. Although the property is presently owned by the Robinson Estate, Waitec Development, Inc., a Hawaii corporation, has an agreement to purchase the entire 691.5 acres in fee simple. The land is currently leased by Oahu Sugar Co. to grow sugar cane. The proposed development is an extension of the existing planned community of Village Park. The applicant intends to request the zoning of land currently zoned agricultural be rezoned for the following land use categories:

1. Residential - 404.6 acres for single family units and 30 acres for multi-family units.
2. Commercial/Industrial Mix - 28.7 acres.
3. Golf Course - 168.2 acres for an 18-hole Championship course.
4. Parks - 6.9 acres for a private recreation center and 21 acres for a public park.
5. Circulation system - 32.1 acres.

The draft EIS is also available for review at the Waipahu Library.

DEADLINE: June 22, 1986.

DRAFT ADDENDUM TO THE FINAL EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, EWA, OAHU, MSM & Associates/City and County of Honolulu, Dept. of Land Utilization (DLU)

The Final EIS was previously published on December 23, 1985.

DLU, the accepting agency, found the following four deficiencies in the Final EIS for the proposed Ewa Marina Community:

1. Further consideration should be given to Alternative 3, of the final EIS, which presented the marina entrance channel 300 yds. west of the proposed

entrance channel. Further consideration should include a detailed analysis of the impacts of Alternative 3 to those of the proposed alignment.

2. The Final EIS lacked adequate information on the marine benthic habitat specific to the proposed channel alignment.
3. The EIS lacked information on the existing caprock aquifer and on the potential effects of groundwater loss and salt water contamination due to marina construction.
4. The EIS did not adequately discuss the new north-south road and that the response to the State Dept. of Transportation's (DOT's) comments on the Draft EIS were inadequate.

In addition to these deficiencies, DLU and other commenting parties expressed concern for the general water quality of the proposed marina. To address these concerns and remedy the deficiencies in the EIS, the applicant completed the following investigations:

- 1) A detailed evaluation of Alternative 3.
- 2) A marine biological investigation.
- 3) A hydrogeological study of the Ewa area.
- 4) An analysis of the State DOT's traffic concerns.

While completing the detailed investigation of Alternative Channel Alignment 3, the applicant refined the channel and marina design and determined that this channel would be better than the proposed channel. Alternative 3 is located between two surfing sites, approx. 300 yds. west of the proposed alignment. A channel at this location does not require the groins that the proposed channel required. Therefore, the environmental impact of Alternative 3 appears to be less than that of the proposed channel. The Addendum presents Alternative 3 as the proposed entrance channel for the marina.

The draft Addendum is also available for review at the Ewa Beach Community-School Library.

DEADLINE: June 22, 1986.

DRAFT EIS FOR THE PROPOSED GENERAL PLAN CHANGE TO LIHUE-PUHI MASTER PLAN, LIHUE AND PUHI, KAUAI, Grove Farm Properties, Inc./County of Kauai, Planning Dept.

Previously published May 8, 1986.

The draft EIS is also available for review at the Hanapepe, Kapaa, Koloa Community-School, and Waimea Libraries.

DEADLINE: June 7, 1986.

EISs SUBMITTED FOR ACCEPTANCE. The following EISs have been submitted for acceptance and contain comments and responses made during the review and response period.

FINAL EIS FOR THE WAILUA HYDROELECTRIC PROJECT, WAILUA, KAUAI, Island Power Company, Inc./Dept. of Land and Natural Resources

The proposed action is a hydroelectric power facility that will utilize stream flows from the North Fork and the South Fork of the Wailua River. Water will be diverted from the North Fork into the South Fork by using the existing Stable Storm Ditch diversion and canal system operated by Lihue Plantation Co., Ltd. Water from the Stable Storm Ditch will flow into the South Fork of the Wailua River as a result of some modifications to the existing diversion structure of the North Fork of the Wailua River. The goal of the project is to alleviate oil dependence in energy production and greater energy self-sufficiency for the island of Kauai. The Wailua River Hydroelectric Project as currently proposed will cost \$9 million to construct and would produce approx. 17.5 million kilowatt hours of electricity per year or about 9% of the total energy consumed on the island of Kauai. The

project would supplant the need to import 36,000 barrels of oil annually and ~~service an equivalent of 3,300 households~~ or 10,600 individuals, assuming the current rates of fuel oil utilization and household demands are maintained. Partial diversion of the stream for hydropower generation would cause a ~~reduction of flow in the South Fork Wailua River~~ between the diversion structure and powerplant tailrace during periods of powerplant operation. This would result in a reduction of aquatic habitat in the affected stream reach. A reduction of flows would also be realized in the North Fork Wailua River below the Stable Storm Ditch diversion. During construction temporary disruption of 56.4 acres of land would occur. The land occupied by major project features such as the diversion structure, area of impoundment and powerhouse location will be permanently withdrawn from their current use. The reduction of flows in the North Fork and South Fork Wailua River will remain the most significant impact to the area. Future options for uses of the water to be used for power generation will no longer be available for other uses between the diversion site and powerhouse locations. Any future uses that might be linked with the use of the flows will no longer be available. Potential beneficial uses for these flows are not apparent since all existing diversions for agriculture, etc., remain above the diversion project. The majority of productivity in the project area comes from the agricultural production of sugar cane. Construction-related impacts will temporarily affect approx. 5 acres of prime agricultural land currently leased from the State of Hawaii by Lihue Plantation Co., Ltd. These lands will be restored to their previous condition after the project has been constructed. Any losses by damages to crops or lands will be monetarily compensated at fair market value by the developer.

The final EIS is also available for review at Kauai Community College Library, Hanapepe Library, Kapaa Library, Koloa Community-School Library, and Waimea Library.

STATUS: Currently being processed by the Dept. of Land and Natural Resources.

FINAL EIS FOR THE KUKIO BEACH RESORT, NORTH KONA, HAWAII, Huehue Ranch/County of Hawaii, Planning Dept.

The applicant proposes to develop a resort hotel complex, multi-family and single family residential units, 18 hole golf course and other recreational facilities, and village commercial use within approx. 675 acres of Kukio (TMK: 7-2-4: 5 and 16) in North Kona District, Island of Hawaii. The site is bisected by Queen Kaahumanu Hwy. and is located 6 mi. north of Keahole Airport and 1 mi. south of Kona village. The applicant intends to petition for General Plan Amendment to allow Intermediate Resort and change Land Use Pattern Allocation Guide Map designation for area from Conservation to Intermediate Resort, Medium Density, and Low Density. During processing of General Plan Amendment or upon receiving General Plan Amendment, applicant will petition State Land Use Commission for Boundary Amendment from Conservation District to Urban District for the subject property. Some of the anticipated impacts are: (1) State Land Use Petition for Boundary Amendment, Change in County Zoning, Special Management Area Permit and several other County, State, or Federal permits; (2) Approx. 3 dozen small anchialine ponds clustered within the approx. 3-acre area inland of coastal fringe will be incorporated within project design, with no fill or alteration to pond complex; (3) Sixty-nine archeological/historical sites (178+ component features) were identified within the overall project area, including several localities and recorded foot trails, with potentially high research, interpretive, or cultural values; (4) Direct and indirect population and employment increases, cumulatively significant within context of North Kona district and Island of Hawaii development plans; (5) Mauka-makai access from highway to

shoreline and lateral shoreline access within context of coordinated Shoreline Management Plan with County and adjacent land owners; (6) Impacts to flora and fauna, coastal water quality, geology, ambient noise levels, air quality, and surrounding land uses which are considered neither directly nor cumulatively significant; and (7) Approx. 23,000 total vehicle trips per day, which in combination with traffic generated by other existing and planned resort and residential developments may have a significant cumulative effect on Queen Kaahumanu Hwy. The applicant anticipates commencing construction in 1989. Expected cost of proposed resort is approx. \$470 million.

The Final EIS is also available for review at Holoaloe and Kailua-Kona Libraries.

STATUS: Currently being processed by the County of Hawaii Planning Dept.

FINAL EIS FOR KALAKAUA AVENUE SAFETY AND BEAUTIFICATION PROJECT, HONOLULU, OAHU, City and County of Honolulu, Dept. of Transportation Services and Dept. of Public Works

Previously published on May 8, 1986.

The final EIS is also available for review at the Waikiki-Kapahulu Library.

STATUS: Accepted by City and County of Honolulu, Dept. of Land Utilization on May 2, 1986 and by Governor Ariyoshi on May 6, 1986.

DETERMINATION THAT A SUPPLEMENTAL EIS IS NOT REQUIRED

REALIGNMENT PROPOSAL FOR SEWER TUNNEL RELIEF INCREMENT 2, HONOLULU, OAHU, City and County of Honolulu, Dept. of Public Works

The City and County of Honolulu, Dept. of Public Works proposes to realign a portion of Increment 2 of the proposed

Sewer Tunnel Relief. Disclosure of overall project impacts are documented in the Final EIS for the Sewer Tunnel Relief which was accepted by the City and County of Honolulu, Dept. of Land Utilization and Governor Ariyoshi on Dec. 5, 1985 and Dec. 24, 1985, respectively. The realigned portion of Increment 2 consists of approx. 1,700 ft. of 60-in. reinforced concrete pipe to be installed by the tunneling method. The section to be realigned will begin about 220 ft. west of the Kinau/Makiki St. intersection, instead of the originally proposed mauka extent of the Lunalilo/Makiki St. intersection. The realigned portion will continue in a northeasterly direction under Cartwright Field, Lunalilo St., a private right-of-way, Lunalilo Freeway and Makiki District Park. The line will begin a semicircular path at a point approx. 280 ft. southwest of Wilder Ave. and will proceed in an easterly direction to the Wilder Ave./Makiki St. intersection. The sewerline will follow the original alignment from this intersection. The proposed action also includes the realignment of the 24-in. Sewerline "B" from Wilder Ave. to an alignment within Makiki District Park, 10-20 ft. south of Wilder Ave. A 12-in. vitrified clay pipe will extend from the 24-in. Sewerline "B" to the Wilder Ave./Makiki St. intersection. The realigned section will include four manholes. The manhole located at the beginning of the Increment is also a proposed shaft location. A shaft and an approx. 20,600 sq. ft. contractor work yard are proposed to be located at the easternmost extent of Makiki District Park near Wilder Ave. Both the City and County of Honolulu, Dept. of Land Utilization and the Office of Environmental Quality Control have reviewed the realignment proposal and have determined that a supplemental EIS is not required.