



OEOC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

September 8, 1986

No. 17

REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

EIS PREPARATION NOTICES

Deadline: September 22, 1986.

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.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./Maui County Planning Commission

Previously published August 23, 1986.

Comments on the EIS preparation notice should be sent to:

MAKALAWENA RESORT COMMUNITY, NORTH KONA, HAWAII, Kamehameha Schools-Bernice Pauahi Bishop Estate/County of Hawaii Planning Dept.

Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Previously published August 23, 1986.

Deadline: September 22, 1986.

Requests to be consulted and comments should be sent to:

NEGATIVE DECLARATIONS

Mr. Thomas S. Witten, ASLA
PBR - Hawaii
130 Merchant Street, Suite 1111
Honolulu, Hawaii 96813

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

with a copy to:

Mr. Albert L. Lyman, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

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.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR FOOD, BEACH SERVICES, AND LODGING RENTAL CONCESSIONS AT HAPUNA BEACH STATE PARK, HAWAII, Dept. of Land and Natural Resources Division of State Parks

OAHU

PURCHASE OF A SPENCER STREET APARTMENT BUILDING IN HONOLULU, OAHU, Hawaii Housing Authority

The Hawaii Housing Authority proposes to purchase an existing 17-unit apartment building and land located at 1035 Spencer St., Honolulu (TMK: 1-2-4-16:08). The apartment will be used to provide rental housing for low and moderate income families. Funds for the purchase will come from the Department of Housing and Urban Development. The apartment building is a three-story walk-up concrete/hollow tile building consisting of 16 three-bedroom/two-bath units and 1 two-bedroom/one-bath unit with 14 tandem and 6 regular parking stalls. The building sits on a 14,000 sq. ft. parcel.

WENDY'S RESTAURANT BUILDING IN KAILUA, OAHU, McWen Corporation/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting approval to construct a one-story Wendy's Restaurant building occupying approx. 2,700 sq. ft. of floor area and a future one-story structure approx. 1,400 sq. ft. of similar use. The total project development will consist of two adjoining properties; one parcel on Hamakua Dr. and the other parcel on Hahani St. both connecting at the rear of the properties forming a single "L"-shaped parcel surrounding the corner property at Hamakua and Hahani (TMK: 4-2-38:47 & 48). Lot 47 fronting Hahani St. consists of 7,519 sq. ft. and Lot 48 fronting Hamakua St. consists of 15,000 sq. ft. The restaurant will be located at 380 Hahani St. and will have a 33-space parking lot.

The Division of State Parks is resubmitting its application for the establishment of food, beach services and lodging rental concessions at Hapuna Beach (TMK: 6-6-2:35 & 41). The previous application was withdrawn due to failure in acquiring a Special Management Area permit within the 180-day processing period. Construction will include a concession building of approx. 1,100 sq. ft., appurtenant utility connections and walkways. The operation of the concession will include the sale of lunch type foodstuff including sandwiches, hamburgers, hot dogs, plate lunches, soda and chips. There will be rental of beach related items such as beach mats, umbrellas, masks, fins, and snorkels, and rental of the lodging accommodations (cabins) available at the park. The concessionaire will be required to provide lifeguards for the beach as a condition to operate the concession.

MAUI

DEMOLITION OF STRUCTURES AND EXPANSION OF THE PRISON STREET PARKING LOT, LAHAINA, MAUI, County of Maui Dept. of Public Works/Maui Historic Commission

The Maui Department of Public Works proposes to demolish two existing residences in order to expand the Prison St. parking lot to alleviate some of the current parking problems along Front St. in Lahaina. According to the applicant, one of the residences has been vacated and the second will be vacated shortly. Once the buildings are demolished, the applicant proposes to construct 46 parking stalls, 22 stalls measuring 17 ft. x 8-1/2 ft. and 24 stalls measuring 21 ft. x 8-1/2 ft. Also, the expansion will be constructed in accordance with the County's Offstreet Parking and

Loading Ordinance in terms of landscaping, access, aisle widths, and pavement. The applicant also proposes to restripe the existing parking lot by removing the bus parking stalls and expanding the automobile parking to 40 stalls, measuring 21 ft. x 8-1/2 ft. In addition, the existing driveway access from Front St. will be relocated to the southern end of the site. Although the two residences are located within Maui Historic District No. 2 and the National Landmark District Boundary, the structures themselves are old and dilapidated and there are no significant architectural feature or history associated with the buildings. The demolition of the building would not significantly impact any historic or cultural resource. The properties are located mauka of Front St. (TMK: 4-6-07:4 & 5) immediately adjacent and south of the Prison St. parking lot.

KOKOMO ROAD WATERLINE, PHASE III, KOKOMO, MAUI, County of Maui Dept. of Water Supply

The proposed project calls for the installation of approx. 1,000 lineal ft. of 8-in. waterline along Haiku/Kokomo Rd. starting approx. 908 ft. north of Haupoa Pl.-Haiku/Kokomo Rd. intersection to the Lilikoi Rd.-Haiku/Kokomo Rd. intersection, and along a portion of Lilikoi Rd. All improvements will be constructed entirely within the road right-of-ways of Haiku/Kokomo Rd. and Lilikoi Rd. The purpose of this project is to improve waterflow to provide adequate fire protection and water service. The estimated cost of the project is \$100,000 and construction time is estimated at 90 calendar days.

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.

GOLF COURSE 2/1A RESIDENTIAL DEVELOPMENT, HAWAII KAI, OAHU, Kaiser Development Company/City and County of Honolulu Dept. of General Planning

The 30-acre project site is located in the Hawaii Kai area of Oahu, makai of Kalama Valley between Koko Crater and the Hawaii Kai Golf Course. The 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, that is before the City Council as part of the 85/86 Annual Review of the East Honolulu Development Plan. More specifically, the project is defined as TMK: 3-9-10: por. of 1. The fee landowner is the Kamehameha Schools/Bernice P. Bishop Estate. Kaiser Development Company proposes to develop the site for residential use. It intends to build single-family residences, and low-rise and mid-rise apartments. The development would consist of approx. 48 single-family units and 430 multi-family units of low and medium density use and appurtenant infrastructure and facilities. Approx. 6 acres abutting the golf course on the north boundary of the site are now zoned R-6 and are proposed for single-family residential development with a lot size of approx. 5,000 to 6,000 sq. ft. No change in zoning will be required. Approx. 2 acres abutting Kealahou St. are now zoned P-1 and are proposed for single-family residential development. A zone change will be required from P-1 to R-6. An area of approx. 11 acres abutting Kealahou St. and the 14th hole of the golf course is

proposed for low density apartment development. Approx. 2 acres abutting Kealahou St. are now zoned P-1. A zone change to A-1 will be required. The remaining 9 acres proposed for low density apartment development are split zoned with approx. 4 acres zoned R-6 and the remaining 5 acres zoned P-1. A change of zone from R-6 and P-1 to A-1 will be required. The purpose of the A-1, Low Density Apartment District is to provide areas for multiple-family uses within a range of low to medium land use intensities. Approx. 10 acres bordered by the proposed industrial site, the single-family residential area, low density apartment site, and the remaining Preservation land abutting Koko Crater, is proposed for medium density apartment. Zoning is presently split between R-6 and P-1. A zone change to A-2 for both areas will be required. The purpose of the A-2 Apartment district is to provide areas for medium density multi-family and compatible non-residential uses. The area abutting Koko Crater Park will remain P-1.

This EIS is also available at the Aina Haina, Hawaii Kai, and Waimanalo Libraries.

Deadline: October 8, 1986.

HILO BAY OUTFALL SEWER EXTENSION, HILO, HAWAII, County of Hawaii Dept. of Public Works

The project is located on the northeastern shore of the island of Hawaii. The outfall for the Hilo Sewage Treatment Plant extends into the Puhii Bay on the seaward side of the Hilo breakwater. The area in the vicinity of the outfall is largely industrial. Hilo Harbor, which provides boat access to coastal waters, is a significant ocean landmark adjacent to the project site. The proposed project will modify and extend the existing outfall such that the effluent is discharged 5,680 ft. offshore at a depth of 80 ft. The extension includes a 1,180-ft. section of 48-in. reinforced concrete pipe and a 260-ft. diffuser with 3-in. ports spaced 12 ft.

on centers. Five million gallons per day of primary effluent from the Hilo Sewage Treatment Plant will be discharged through the outfall. The orientation of the diffusers will be in a northwesterly direction. The purpose of this orientation is to provide adequate dilution during periods of south and easterly currents, and also provide adequate dilution during periods of the predominantly tide-related westerly currents.

This draft supplemental EIS is also available for review at the Keeau Community/School Library.

Deadline: October 8, 1986.

SITE SELECTION STUDY FOR THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

In keeping with the Department of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the DOE proposes a new intermediate school (Grades 6-8) for the Kahului area. The project service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puanene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community. Currently, seven sites are being evaluated. They are:

Potential Site 1--The Maui High School Site: This site (TMK: 3-8-07:98) is a parcel of undeveloped open space adjacent to the existing Maui High School. Located on State-owned lands within a single-family residential neighborhood, this seven acre rectangular site is afforded scenic mountain views. An existing playground/park adjacent to the site would meet the proposed schools' recreational requirements.

Potential Sites 2 and 3--The Maui Lani North and South Sites: Sites 2 and 3, referred to as Maui Lani North and Maui Lani South, respectively are located within the proposed Maui Lani planned community (TMK: 3-8-07:2). Each

potential twelve acre rectangular site owned by Alexander and Baldwin, Inc., is currently undeveloped.

Potential Site 4--The Old Lihikai School Site: Located one block south of Kahului Harbor, potential site 4, the Old Lihikai School Site, consists of the 5.57-acre site of the former Lihikai School (TMK: 3-7-04:3) and the adjoining 3.67-acre vacant lot (TMK: 3-7-05:3,11). These parcels are owned by the State of Hawaii and Alexander and Baldwin, Inc., respectively. The site is located next to major thoroughfares and busy streets characteristic of the surrounding commercial and urban areas. Significant physical features of the site include large trees, perimeter rock walls, a two-story building, and other wooden structures.

Potential Site 5--The Kahului Fairground Site: Site 5, the Kahului Fairground Site, is a parcel located within the Kahului Fairgrounds (TMK: 3-7-12:1), two blocks southeast of Kahului Harbor. The Fairgrounds is located adjacent to the commercial and industrial park facilities of "Maui Industrial Park" and the "Hana Highway Industrial Subdivision." The site is presently used for annual fair and carnival activities, and is occupied by several old wooden structures used for carnival events. While the entire Fairground site is 27.28 acres in area, only an 8-acre portion within the southern extent of the Fairground site proximate to Wakea Ave. would be designated for the school.

Potential Site 6--The Kuihelani Highway Site: Potential Site 6 is a twelve-acre area within a parcel of land (TMK: 3-8-06:3) which adjoins Kuihelani Hwy. The Kuihelani Hwy. site is owned by Alexander and Baldwin, Inc., and is presently used for the cultivation of sugar cane. Residential subdivisions are situated across Kuihelani Hwy.

Potential Site 7--The Maui Lani East Site: Potential Site 7, the Maui Lani East Site, is located with the proposed Maui Lani planned community (TMK: 3-8-7:2). This potential twelve

acre rectangular site is owned by Alexander and Baldwin, Inc., and is currently undeveloped. The Maui Lani East site would be proximate to existing and proposed residences. Access to the Maui Lani East site would be provided by extending South Kamehameha Ave.

This EIS is also available at the Kahului, Lahaina, and Makawao Libraries.

Deadline: October 8, 1986.

HEEIA KEA VALLEY DEVELOPMENT, HEEIA KEA, OAHU, Malama-Gentry Joint Venture/City and County of Honolulu Dept. of Land Utilization

Malama-Gentry Joint Venture proposes to develop 310 single family residences and 50 low-density apartment units, 4 acres of industrial land and 1 acre of commercial on 68.5 acres of land at Heeia Kea, Oahu. This is the same site which was proposed for the Heeia Kea Subdivision. Both projects are on land which is a portion of 219.06 acres, all of which are owned by Kamehameha Schools/Bishop Estate and controlled by Hawaiian Electric Co., Inc. under a lease and agreement-of-sale. The total 219.06 acres are described by TMK 4-6-06: 1 through 3, 7 through 16, 22 through 51 and TMK 4-6-16:32. Hawaiian Electric Co., Inc. originally entered into a long term lease and agreement-of-sale to acquire a project area for the purpose of constructing a steam generating plant to supply electricity to Oahu. Since the time of Hawaiian Electric Co.'s original agreement with Bishop Estate, a Class AA water quality classification has been assigned to Kaneohe Bay. Based on the Class AA classification of Kaneohe Bay and other factors, the construction of a steam generating plant is no longer feasible, however Hawaiian Electric Co. is still committed to purchase the land. Since the originally intended use of the project site is no long feasible, the Hawaiian Electric Co. has explored other uses of the property. Based on market investigations, it has been determined that creation of single-family residential housing which includes low

and moderate cost units will be responsive to market demands and will ~~create the greatest economic utility of the site.~~ Studies indicate that the site is well suited for residential housing. Hawaiian Electric Co.'s objectives for creating the proposed subdivision are to provide marketable residential housing, ~~including some low and moderate cost units,~~ to serve the needs of Windward Oahu and to receive a reasonable return on invested capital. These objectives as stated in the 1983 EIS for Heeia Kea Subdivision have not changed. However, a small portion (5.0 acres) of commercial/industrial development has been added to the project. Currently, Hawaiian Electric Co., Inc. and Gentry Companies have formed a joint venture called "Malama-Gentry" to pursue development on the property.

Deadline: October 8, 1986

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

KOHANA-IKI RESORT COMMUNITY, KOHANA-IKI, NORTH KONA, HAWAII, Kona Beach Development Venture/County of Hawaii Planning Dept.

Previously published August 23, 1986.

This EIS is also available at the Holualoa, Thelma Parker and Kailua-Kona Libraries.

Status: Currently being processed by the County of Hawaii Planning Department.

ERRATA

DEVELOPMENT PLAN AMENDMENT FROM AGRICULTURE TO RESIDENTIAL OR LOW DENSITY APARTMENT USE, WAIALUA, OAHU, Shall Bonsall/City and County of Honolulu Dept. of General Planning

Previously published in the August 23, 1986 Bulletin as a preparation notice, ~~should have been published as a negative declaration.~~

The following projects published in the August 23, 1986 Bulletin as Negative Declarations are exempt from the EIS process and should not have been published:

oCONSERVATION DISTRICT USE APPLICATION FOR SINGLE-FAMILY RESIDENTIAL AND GUEST COTTAGE, HAENA, KAUAI, Trisha Lei Sears/Dept. of Land and Natural Resources

oCONSERVATION DISTRICT USE APPLICATION FOR A NON-CONFORMING SINGLE FAMILY RESIDENTIAL USE, WAIALUA, OAHU, Frederick Titcomb/Dept. of Land and Natural Resources

oCONSERVATION DISTRICT USE APPLICATION FOR THE STORAGE OF BUSES, TRUCKS AND VEHICLES IN HONOKOHAU, HAWAII, McLean Properties/Dept. of Land and Natural Resources

PROPOSED EIS EXEMPTION LIST FOR THE CITY AND COUNTY OF HONOLULU, DEPT. OF GENERAL PLANNING

Pursuant to EIS Rules Sec. 11-200-8, the Dept. of General Planning, City and County of Honolulu, has submitted the following items to be added to their exemption list:

Exemption Class #1:

Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

1. Development Plan amendment proposals which would recognize the existing use of a site.

Exemption Class #3:

Replacement or reconstruction of ~~existing structures and facilities~~ where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced; ~~Construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same including but not limited to:~~

- (A) Single family residences not in conjunction with the building of two or more such units.
- (B) Multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures.
- (C) Stores, offices and restaurants designed for total occupant load of twenty person or less, if not in conjunction with the building of two or more such structures; and
- (D) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; and accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences.

1. Development Plan amendment proposals which would permit single family residences not in conjunction with the building of two or more such units.
2. Development Plan amendment proposals which would permit multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures.
3. Development Plan amendment proposals which would permit stores, offices and restaurants designed for total occupant load of twenty persons or less, if not in conjunction with the building of two or more such structures.

NOTE: As stipulated by EIS Rules Sec. 11-200-8 (b), all exemptions under ~~this list are inapplicable when the cumulative impact on planned successive actions of the same type, in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment.~~

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

Mr. James W. Morrow, Chairman
Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

Deadline: September 22, 1986.



OEQC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

September 23, 1986

No. 18

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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EIS PREPARATION NOTICE

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

CONSERVATION DISTRICT USE APPLICATION FOR A GOLF COURSE WITH ACCESSORY USES, KOOLAUPOKO, OAHU, Nitto Kogyo Co., Ltd./Dept. of Land and Natural Resources

1 & 6, consisting of 233.075 and 471.465 acres respectively, for a total of 704.54 acres. The "Project Area" for the proposed golf course development consists of approx. 211.4 acres within the 705-acre area. It is located in the northern portion of the property, adjacent to the proposed H-3 right-of-way and Kionaole Rd. The following uses are proposed for the project area:

1. 18-hole championship golf course, approx. 180 acres, including fairways, greens, tees and adequate open space along existing stream beds.
2. Golf clubhouse at west end of golf course, including pro-shop, dining/banquet facilities, club rooms, locker rooms, offices and golf cart storage and maintenance area; tennis courts, swimming pool and outdoor landscaped areas will be developed as part of clubhouse complex.
3. Golf driving range with 20-30 practice tees, approx. 1.5 acres.
4. Access road approx. parallel to proposed H-3 right-of-way from Kionaole Rd. at northeast corner of project area to clubhouse site,

The applicant is proposing to develop a world class championship golf course complex in Kaneohe, southwest (mauka) of Kamehameha Hwy. between the Pali and Likelike Highways. The proposed complex is also expected to afford recreational opportunities including tennis, swimming and dining/banquet facilities for members and their guests. The subject property is bordered on the north by Hoomaluhia Park, on the east by Kionaole Rd. which also borders the Pali Golf Course, on the south by the summit of the Koolau Range, and on the west by the Likelike Hwy. The property is identified as TMK: 4-5-42:

approx. 3,400 ft.; a second road to the maintenance facilities may also be provided; approx. 150-200 parking stalls will be provided at the clubhouse using 1.5-2 acres of land.

- 5. Drainage Improvements.
- 6. Utilities.

Contact: Mr. Robin Oura, Project Manager
 LANDPRO
 800 S. Beretania St., 3rd Floor
 Honolulu, HI 96813

Deadline: October 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.

KAUAI

HANAMAULU-WAILUA INTERCONNECTING MAIN,
 HANAMAULU, KAUAI, County of Kauai, Dept.
 of Water

The installation of the proposed main will connect the Wailua-Kapaa water system to the Lihue water system. The proposed action will include the installation of approx. 2,169 lineal ft. of 16-in. diameter waterline, the installation of 4,893 lineal ft. of 12 in. diameter waterline, and the construction of an in-line booster pump station. Construction limits will be from approx. 585 ft. south of the intersection of Kauai Beach Villas Rd. and Kuhio Hwy., along Kuhio Hwy., through Hanamaulu Town, and terminating at the

intersection of Laukona St. and Kuhio Hwy. With the exception of the booster pumps, the entire length of the pipeline will be installed underground within State and County lands. The proposed booster pump site will be located adjacent to Kuhio Hwy. on lands presently owned by Lihue Plantation Co., Ltd. Approx. area required for the booster pump station is 5,000 sq. ft.

OAHU

WENDY'S RESTAURANT BUILDING IN KAILUA,
 OAHU, McWen Corporation/City and County
 of Honolulu Dept. of Land Utilization

Previously published September 8, 1986.

NOTE: Should have been published as a determination made pursuant to Special Management Area Ordinance No. 84-4, as amended.

KUNAWAI LANE GROUP HOMES, HONOLULU, OAHU,
 City and County of Honolulu, Dept. of
 Housing and Community Development

The proposed project consists of two group homes for the elderly to be built in the Palama/Liliha district of Oahu. The homes will be built on two parcels located on Kunawai Lane presently used for storage, TMK: 1-7-37: 43 and 44, encompassing 3,115 sq. ft. and 3,212 sq. ft., respectively. Each group home will contain 5 bedrooms, 2 bathrooms, a kitchen and living-dining area with a total gross floor area of 1,444 sq. ft. Each home will have one off-street parking space. The homes will be constructed possibly with Community Development Block Grant funds and will be leased to a nonprofit corporation upon completion. The nonprofit corporation will rent each unit to 5 elderly and handicapped individuals who are able to live independently. When necessary, social or health services will be provided in the home.

MILILANI TOWN MULTI-FAMILY HOUSING PROJECT, MILILANI TOWN, OAHU, Mililani Town, Inc. & City and County of Honolulu, Dept. of Housing & Community Development

Mililani Town, Inc. proposes to develop a 240-unit wood-frame apartment complex within Phase One of Mililani Town. The proposed project is located at the intersection of Meheula Parkway and Keaopua St., the former Mililani Intermediate School site (TMK: 9-4-05:40). The project will be developed on about 13 acres of this 15 acre parcel. The 240 condominium units will be developed as 2 bedroom units, with an average size of 700 to 800 SF. The units will contain 2 bedrooms and 1 bath, and will be constructed at grade level or at a second story walk-up level. Approx. 520 onsite parking stalls are also planned. 60% of the 240 units or 144 units will be for low/moderate income families with the remainder (96 units) to be sold at market price. Mililani Town, Inc. is planning to participate with the Dept. of Housing and Community Development in developing this project, utilizing Chapter 359G, HRS, for necessary planning, zoning and other possible exemptions.

CONSERVATION DISTRICT USE APPLICATION TO ERECT A 70-FOOT STEEL TOWER, MAUNA KAPU, OAHU, Federal Aviation Administration/ Dept. of Land and Natural Resources

The applicant proposes to remove 2 wooden antenna poles (80' and 90' high) and a steel tower (60' high) and the guy wires (3 per structure) at the Mauna Kapu air-to-ground communications facility. A self-supporting 70-ft. high steel tower with new air-to-ground communication antennas will then be erected at the site (TMK: 9-2-05:13). The tower will be used for supporting radio transmitters and antennas to provide the means for air traffic controllers to communicate with aircraft pilots.

PROPOSED INSTALLATION AND REALIGNMENT OF WATER MAINS, LULUKU, OAHU, City and County of Honolulu, Board of Water Supply

The Board of Water Supply proposes to relocate a portion of an existing 10-in. main traversing a banana field and an unimproved area. To replace the 10-in. main, a 12-in. main will be installed along the Hoomaluhia Park Access Rd. In addition to realigning the existing 10-in. main, the BWS is also proposing the installation of a new 16-in. main as the influent-effluent line for the proposed Luluku 500 Reservoir. The main will be realigned to the existing access roadways in the area. Beginning at the end of Luluku Rd., the 16-in. main will parallel the entire length of the realigned 10-in. main, continue along the park access road until it intersects a construction road on the mountain-side, and then follow the construction road until it reaches Likelike Hwy. where the main will follow its original alignment up to the reservoir. The 16-in. main will be installed as part of the Castle Hills water system. All improvements will be constructed in TMK: 4-5-41:por. 1.

AMENDMENT OF WAIANAE DEVELOPMENT PLAN, LUALUALEI, WAIANAE, OAHU, Dept. of Hawaiian Home Lands

The Department of Hawaiian Home Lands (DHHL) has submitted to the Department of General Planning, City and County of Honolulu an application to amend the Waianae Development Plan Map as follows:

1. From Public Facility to Industrial for those parcels identified as TMK: 8-6-01:22, 40 and 41 (4.29 acres);
2. From Public Facility to Commercial for the parcel identified as TMK: 8-6-01:46 (1.00 acre);
3. From Preservation to Public Facility for those parcels identified as TMK: 8-6-01:12, and portions of 24, 25, 26, 27 and 28 (approx. 11.37 acres).

The problem and need being addressed by the proposed changes relate to the continuance of the current uses on the subject sites by both public sector and

private sector concerns and the provision of more efficient, appropriate, beneficial and synergistic development opportunities for the sites. Per the Waianae Development Plan, TMK: 8-6-01:22, 40, 41 and 46 are designated for Public Facility use, and are zoned R-6 for single family residential use. All parcels are contiguous and are owned by the Department of Hawaiian Home Lands. The combined lots present an ideal site for a progression of uses starting with general industrial for those parcels situated next to the County Wastewater Treatment Plant, to convenience retail, service and/or professional operations for the parcel situated next to the Waianae Comprehensive Health Center. Provision of industrial/commercial space is seen as appropriate and needed along Farrington Hwy. in this part of Waianae. Per the Development Plan, TMK: 8-6-01:12, 24, 25, 26, 27, and 28 are designated Preservation and are zoned R-6. These parcels also are contiguous and owned by the Department of Hawaiian Home Lands. The portion of these combined lots that front Ma'ili'ili Rd. present an ideal site for public facility use compatible with the adjacent Waianae Comprehensive Health Center. Provision of public facility space along Ma'ili'ili Rd. is seen as appropriate and needed.

MOLOKAI

KUALAPUU MAUKA EXPLORATORY WELL, KUALAPUU, MOLOKAI, Dept. of Land and Natural Resources, Division of Water and Land Development

An exploratory deep well site is proposed in east central Molokai at an approx. elevation of 1,000 ft. and location 1.5 mi. southeast of Kualapuu town. The proposed well site (TMK: 5-2-12:24) is located alongside an existing dirt road on land owned by Molokai Ranch, Ltd. Based on the approx. elevation of 1,000 ft. and anticipated hydrology, the preliminary design of the well is as follows:

Ground Elevation	1,000 ft.
Design pump capacity	1,000 gpm
Casing size	14 in.
Solid casing	0 to 1,000 ft.
Perforated casing	1,000 to 1,050 ft.
Open hole	50 ft. (if necessary)
Test pump capacity	1,400 gpm

MAUI

CONSTRUCTION OF A 28-UNIT APARTMENT BUILDING, LAHAINA, MAUI, Hone Heke Corporation/Maui Planning Commission

The applicant proposes to construct a 28-unit, 2-story garden-court apartment project with a basement level at 656 Wainee St., Lahaina, Maui. The subject 24,132 sq. ft. property (TMK: 4-6-11:6) is located mauka of Wainee St. approx. 390 ft. north (Kaanapali-side) of the intersection with Prison St. The apartment complex will be concrete masonry unit construction with an asphalt shingle roof. The basement level will contain a parking area for 37 parking spaces of which 25 spaces will be full-sized and 12 compact spaces. In addition, motorcycle and bicycle parking areas will be designated. The basement level will also contain a 224 sq. ft. laundry room and 400 sq. ft. office area. The first and second floor levels will contain fourteen 384 sq. ft. efficiency (studio) units and storage areas on each floor.

CARGO PIPELINES PIER 1, KAHULUI HARBOR, MAUI, Chevron USA, Inc./State Dept. of Transportation, Harbors Division

The proposed project involves the replacement of 5 State of Hawaii owned underground cargo pipelines with 5 new underground cargo pipelines from Pier 1, Kahului Harbor, Maui, to an existing valve box adjacent to Hobron St. and 5 new underground cargo pipelines from Pier 3 to the same valve box. The proposed action is to occur on a portion of TMK: 2-7-10. The existing State owned lines consist of four 6-in. diameter and one 12-in. diameter pipelines that are

used to convey gasoline and oils from barges and tankers moored at the pier to existing pipelines owned by various oil companies. The new oil company owned fuel line system (that will replace the State owned system) will consist of one system that will serve Pier 1 and one system that will serve Pier 3. The system serving Pier 1 will include five 8-in. lines from two new fueling hatches and connect to an existing valve box. The system that will serve Pier 3 will consist of five 8-in. lines from one new hatch to the existing valve box.

UPPER KULA PIPELINE, PHASE II, KULA, MAUI, County of Maui Dept. of Water Supply

The proposed project involves the installation of approx. 2,550 ft. of 6-in. and 8-in. cement-mortar lined ductile iron waterline alongside Kekaulike Ave. from Puanani Pl. to the Pulehu-Iki Water Tank (TMK: 2-3-38:15) in Kula, Maui. The installation will also include the connection and appropriate relocation of the existing water meters to the new waterline and the removal of 4 existing standpipes and replacement with new fire hydrants along Kekaulike Ave. The County of Maui Department of Water Supply proposes this project to improve the project area water system flexibility and reliability and carrying capacity with regard to both fire protection and domestic service.

HAWAII

WAIMEA ELEMENTARY/INTERMEDIATE SCHOOL 4-CLASSROOM BUILDING, WAIMEA, SOUTH KOHALA, HAWAII, Dept. of Accounting and General Services for the Dept. of Education

The project proposes the construction of a 1-story concrete and masonry building of approx. 6,000 sq. ft. on a previously graded and grassed area of Waimea Elementary/Intermediate School. The classroom building will consist of two regular and two Special Education classrooms and students' toilets. The

estimated cost of construction is \$1,050,000. The project will provide the school with a much-needed classroom facility to implement its regular and special education programs in accordance with the Educational Specifications.

WAIAKEA INTERMEDIATE SCHOOL 6-CLASSROOM BUILDING, SOUTH HILO, HAWAII, Dept. of Accounting and General Services for the Dept. of Education

The project proposes the construction of a 1-story concrete and masonry building of approx. 12,000 sq. ft. consisting of a Home Economics, Arts and Crafts, Typing and 3 Special Education classrooms and students' toilets. The estimated cost of construction is \$2,100,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The proposed building is sited on a previously graded and grassed area.

CONSERVATION DISTRICT USE APPLICATION TO CONSTRUCT THE HALE O HO'OPONOPONO MULTI-PURPOSE BUILDING, HONAUNAU, HAWAII, Kamehameha Schools/Bishop Estate/Dept. of Land and Natural Resources

The applicant proposes to construct a 1,950 sq. ft. multi-purpose building for Hale O Ho'oponopono, an alternate learning center, at Honaunau, Hawaii on a 0.47-acre parcel identified as TMK: 8-4-13:18, Third Division. The building will be used for such multiple purposes as a food serving area, eating area, and a classroom. There will also be separate showers and toilet facilities for men and women. The building will be a well ventilated single story structure of inexpensive construction that will be compatible with the existing single story wooden buildings of the Honaunau village.

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION AT O'OMA II, KONA, HAWAII, Kahala Capital Corporation/Dept. of Land and Natural Resources

The applicant proposes to consolidate parcel 4 of TMK: 7-3-9 with a portion of parcel 5 (85 acres of state land) of TMK: 7-3-9, which adjoins parcel 4 to the east. Consolidation will be followed immediately by resubdivision at a line perpendicular to the shoreline, which would yield a second parcel of approx. 85 acres. Upon completion of the resubdivision, the northern parcel would become part of the existing Hawaii Ocean Science and Technology (HOST) Park site. The state owned consolidation parcel is at the southernmost periphery of the planned HOST Park development and would become part of the O'oma II property.

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF A SHELTER FOR METEOROLOGICAL RECORDING EQUIPMENT AND LODGING USE AT KAIWIKI HOMESTEAD, HAWAII,
Ryland L. Moore/Dept. of Land and Natural Resources

The applicant proposes the construction of a wood frame shelter for meteorological recording equipment and lodging use on portions of TMK: 2-6-11:3 at Kaiwiki Homestead, Hawaii. The primary use of the proposed facility is for sheltering of personnel and storage of meteorological recording apparatus (anemometer, barometer, thermometer, hygrometer, rain gauge, etc.). Data will be made available to NOAA, State and/or County institutions, as well as private individuals upon request. In addition to housing meteorological equipment, the structure is intended for occasional use by the landowners as a vacation abode. A wood outhouse with dimensions of 4' x 10' and a height of 8' will be located 60' south of the cabin. Electricity will be provided by a 12 volt direct current generator (fossil fuel fired), which may be assisted at a later date with a 2 kilovolt hydroelectric turbine. Water will be supplied by a roof catchment system and heated by a passive solar/propane-augmented water heating system.

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.

NEW WAIANAEE III ELEMENTARY SCHOOL,
WAIANAEE, OAHU, Dept. of Accounting and General Services

The Department of Accounting and General Services proposes to construct a new elementary school within the proposed service area (Jade St. to Kawiwi and Kapuni Streams and from the shoreline to the mountains, including parts of Makaha and Waianae towns and the upper portion of Makaha Valley) in the Waianae/Makaha community to alleviate the overcrowded conditions at Makaha, Waianae and Leihoku Elementary Schools. The purpose of the proposed Waianae III Elementary School is to reduce the design enrollments in the Waianae/Makaha area to less than 1,000 students per elementary school. Waianae III Elementary is scheduled to open in September 1989 with a projected initial enrollment of 350 students in grades kindergarten through 6. The design enrollment, used in master planning for the school's permanent facilities, is 850 students. The Master Plan should include provisions to accommodate a peak enrollment of 1,000 students. Waianae III, to be located on a 6-8 acre site, will consist of 36 permanent classrooms, 8 portables, administration office, library, serving kitchen/dining room, parking and

playcourt. Ten alternative sites were selected for evaluation in the draft Site Selection Study which was distributed for comments during the EIS Consultation Phase. Based on additional information obtained, Sites 3, 5, and 8 were eliminated from consideration due to the historic district, Site 4 was eliminated due to a revision of the SMA boundary and Site 5 contained a wetland. The following sites were selected for detailed evaluation:

- Site 1--TMK: 8-4-23:25; 10.46 acres; access from Noholio Rd. and Makaha Valley Rd.; adjacent to a golf course; owned by David S. Deluz Sr., and others.
- Site 2--Consists of 2 parcels, TMK: 8-4-20:14 of 4.838 acres (flag lot with access from Makaha Valley Rd.) and TMK: 8-4-20: por. 1 of 3.16 acres, for a total of 8.0 acres; owned by Mr. and Mrs. Stephen F. Predy and William A. Stricklin, Attorney, Law Corp., Trustee.
- Site 6--TMK: 8-5-2:38; 8.623 acres; access from Kaulawaha Rd., Mahinaau Rd., and Ala Akau St.; owned by Teuira Tavares.
- Site 7--Consists of 2 parcels, TMK: 8-5-2:37 & 39, 7.064 acres; access from Ala Akau St. and Mahinaau Rd.; owned by Mr. and Mrs. Satome Maneki and Bali Land Corp., respectively.
- Site 9--TMK: 8-5-3: por. 30; 8.0 acres; access from Ala Hema St.; owned by World Union Industrial Corp. Ltd.
- Site 10--TMK: 8-5-28: por. 42, including Governor's Executive Order 2399 and portion of Governor's Executive Order 2229 (vacant land adjacent to existing Waianae Intermediate School); existing access road to Waianae Intermediate considered part of Site 10; 9.75 acres; access from Farrington Hwy.; owned by State of Hawaii.

Site 9 will not be considered for selection because of its location adjacent to an existing chicken farm.

This EIS is also available at the Waianae Library.

Deadline: October 23, 1986.

GOLF COURSE 2/1A RESIDENTIAL DEVELOPMENT, HAWAII KAI, OAHU, Kaiser Development Company/City and County of Honolulu Dept. of General Planning

Previously published September 8, 1986.

This EIS is also available at the Aina Haina, Hawaii Kai, and Waimanalo Libraries.

Deadline: October 8, 1986.

HILO BAY OUTFALL SEWER EXTENSION, HILO, HAWAII, County of Hawaii Dept. of Public Works

Previously published September 8, 1986.

This draft supplemental EIS is also available for review at the Keaau Community/School Library.

Deadline: October 8, 1986.

SITE SELECTION STUDY FOR THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

Previously published September 8, 1986.

NOTE: The summary published in the September 8, 1986 OEOC Bulletin listed 7 potential sites that were identified. However, from the standpoint of the minimum site criteria, the Old Lihikai School, Kahului Fairground and Kuihelani Hwy. sites are not considered viable alternatives. Therefore, only the Maui High School and Maui Lani North, South and East were deemed to be reasonable candidate sites.

This EIS is also available at the Kahului, Lahaina, and Makawao Libraries.

Deadline: October 8, 1986.

HEEIA KEA VALLEY DEVELOPMENT, HEEIA KEA, OAHU, Malama-Gentry Joint Venture/City and County of Honolulu Dept. of Land Utilization and Dept. of General Planning

Previously published September 8, 1986.

NOTE: Both City and County of Honolulu Department of Land Utilization and Department General Planning will be the accepting authorities for this EIS.

Deadline: October 8, 1986

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

OOMA II, NORTH KONA, HAWAII, Kahala Capital Corporation/County of Hawaii Planning Dept.

Kahala Capital Corporation proposes to develop a multi-use complex that includes a self-contained "intermediate resort" area on approx. 314 acres of land within the Ooma second ahupua'a, just south of Keahole Airport. The centerpiece of the planned intermediate resort development is the 600-room hotel planned for the coastal area near Puhili Point. The 25-acre hotel site is located on a relatively level area of the property approx. 400 ft. inland from the shoreline. Complementing the hotel, approx. 300 multi-family residential units are planned amid the fairways of an 18-hole golf course. Further market and feasibility analyses will determine whether these units are best oriented to the visitor trade or to the local rental market. However, they are seen in part as providing long-term transient housing for visiting HOST Park or NELH researchers and their families. The golf

clubhouse would contain a standard mix of commercial enterprises, including a restaurant or coffee shop and a pro shop. The Marine Park and Visitor Center is anticipated to be a focal point which draws people to the development and becomes an activity node within the development. It is envisioned as an attraction similar to Sea Life Park at Makapuu Point, Oahu, or the recently developed aquariums at Boston, Baltimore, and Monterey Bay. It would be designed to take advantage of natural coastal resources, such as the tidal pools. The visitor center would explain and illustrate the NELH/HOST Park operations, as well as provide an organized means of conveying the interpretive value of historic sites preserved on the property. Additionally, an office park is intended to support the expansion in professional white-collar services related to industrial and resort development. Another major element of the master plan is the provision of space for uses which support the HOST Park currently being developed on the adjacent property. Approx. 50 acres of low elevation land have been allocated to accommodate possible high technology/aquaculture uses along the northern border. Public access from Queen Kaahumanu Hwy. to the shoreline will be provided via the development's internal boulevard and 2 beach parking areas at the north and south ends of the property. A system of trails will allow pedestrian access to the coastal area fronting the property. Archaeological reconnaissance surveys conducted for the master plan have identified numerous sites, most of which lie near the coast. The land use plan recognizes the value of preserving significant remains that link the present with the past. Major sites in the coastal areas are to be restored and connected by a series of pedestrian ways tying in with the visitor center and the beach parking areas located at the extreme ends of the site.

This EIS is also available at the Kohala, Thelma Parker, and Kailua-Kona Libraries.

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

KOHANA-IKI RESORT COMMUNITY, KOHANA-IKI, NORTH KONA, HAWAII, Kona Beach Development Venture/County of Hawaii Planning Dept.

Previously published August 23, 1986.

This EIS is also available at the ~~Holualoa, Thelma Parker and Kailua-Kona Libraries.~~

Status: Accepted by the County of Hawaii Planning Department on September 5, 1986.

NOTICES

REGISTER OF SHORELINE PROTECTION ACT DOCUMENT

The project listed in this section has been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

- Hawaii Planning Dept. 961-8288;
- Hnl. Dept. of Land Utilization 523-4077;
- Kauai Planning Dept. 245-3919;
- Maui Planning Dept. 244-7735.

WENDY'S RESTAURANT BUILDING IN KAILUA, OAHU, McWen Corporation/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

Previously published September 8, 1986.

NOTE: Published in error as a Chapter 343, HRS, determination.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

LIFEGUARD TOWER AT MOKULEIA ARMY BEACH, MOKULEIA, OAHU, U.S. Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for an enclosed and roofed lifeguard tower at Mokuleia Army Beach. The tower will be constructed as a second story addition on top of the existing restroom. The enclosed and roofed portion of the tower will measure 237 sq. ft., have picture windows with jalousies along each side, and be provided with electrical lights and a telephone hookup. Facing the ocean will be a roofed deck without walls or windows. Currently, lifeguards observe recreational activities along the 2,800-yd. long shoreline of Mokuleia Army Beach from one portable, open high chair. The lifeguard is called into the existing trailer-office during inclement weather. This situation has led to circumstances in which swimmers, surfers, or fishermen have entered the water without the knowledge of lifeguards and, thus, have been left without adequate lifeguard protection. Over the years, many serious and fatal swimming incidents have occurred along this stretch of Mokuleia Beach, with its severe rip and alongshore currents. For these reasons, the proposed action will fulfill a need for a closed lookout shelter at a height sufficient to easily observe the area during inclement weather.

U.S. ARMY RESERVE TRAINING CENTER AND DIRECT SUPPORT MAINTENANCE FACILITY, FORT SHAFTER, OAHU, U.S. Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for the construction of a 600-member U.S. Army Reserve (USAR) training center and a direct support maintenance facility at the southern end of Fort Shafter Flats, Oahu, Hawaii. The training center will encompass 36,500 sq. ft. of floor area and consist of an assembly hall, a library/learning center, an arms vault, an administrative area, classrooms, food