



# OEQC BULLETIN

GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

October 8, 1986

No. 19

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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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 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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### 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.

PROPOSED SECONDARY RESORT AREA  
DESIGNATION AT MOKULEIA, OAHU, Mokuleia Development Corporation/City and County of Honolulu Dept. of General Planning

The applicant has filed for a change to the General Plan that would add the area of Mokuleia, North Shore, Oahu, as a Secondary Resort Area under Objective B, Policy 6 of the Economic Activity area of concern. With this change, Policy 6 would read as follows (new material is underlined):

ECONOMIC ACTIVITY  
OBJECTIVE B  
POLICY 6

Permit the development of secondary resort areas in West Beach, Mokuleia, Kahuku, Makaha, and Laie.

This General Plan amendment is not site-specific nor does it include a project-specific proposal for resort development. Mokuleia is not a Census-Designated Place, but Mokuleia area residents would constitute the majority of the population for Block Group 9 of census tract 99.01, which includes all parts of the census tract outside of Waialua and Waialua Beach.

Contact: Mr. Barry R. Okuda  
Barry R. Okuda, Inc.  
Pauahi Tower, Suite 1900  
1001 Bishop Street  
Honolulu, Hawaii 96813

Deadline: November 7, 1986.

PROPOSED RESORT HOTEL AT PAUOA BAY,  
KALAHUIPUA'A, SOUTH KOHALA, HAWAII, The Ritz-Carlton Hotel Co./County of Hawaii Planning Dept.

The applicant proposes to develop a luxury-class resort hotel at Mauna Lani Resort at Kalahuipua'a, South Kohala, Hawaii. The proposed site is situated at Pauoa Bay approx. 2,400 ft. north of the

existing Mauna Lani Bay Hotel. It contains an area of 32 acres and is identified by TMK: 6-8-22:8, pars. 7, 9, & 10. The new hotel will contain up to 450 rooms and include such amenities as shops, tennis courts, health club, luau area, banquet and meeting rooms, swimming pool and 2 lagoons. Up to 200 additional rooms may be developed at a latter as yet undetermined date. The proposed hotel's design theme calls for a classical Hawaiian architecture reminiscent of the "turn of the century." It will have two wings of guest rooms, each perpendicular to the shoreline and connected to a main lobby. The hotel wings will be six stories and enclose a landscaped courtyard and swimming pool area. Within the hotel grounds, 2 lagoons are proposed as part of the project landscaping. One lagoon will be located to the north of the guest rooms and the other will be located near the shoreline behind Pauoa Bay. The lagoon near the shoreline will serve as a water feature for swimming as well as a visual amenity for the hotel guests. It will encompass an area of approx. 1.3 acres and vary in depth from 4 to 6 ft. The lagoon will connect to the ocean at 2 points within Pauoa Bay to provide for internal circulation and water clarity. The 30' to 50' wide connections will be carefully selected to minimize any disturbance to the existing natural processes of the bay area. Additionally, a proposed well near the lagoon will be installed to pump salt water into the inland water feature to aid the natural tidal exchange between the lagoon and ocean. Construction of the hotel is proposed to begin in the spring of 1987 and be completed in late 1988.

Requests to be consulted and comments should be sent to:

Mr. Glen T. Koyama  
 Belt, Collins & Associates  
 606 Coral Street  
 Honolulu, Hawaii 96813

With a copy to:

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

~~Deadline: November 7, 1986.~~

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

Previously published September 23, 1986.

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

RICE CAMP, FAIRVIEW AND HALENANI TRACT COLLECTOR SEWER AND LIHUE INDUSTRIAL AREA COLLECTOR SEWER, LIHUE, KAUAI, County of Kauai Dept. of Public Works

The Department of Public Works is proposing the construction of new collector sewers for the following existing developed areas of Lihue town:

1. Rice Camp and Fairview Business Tract--41 lots (18.80 acres sewerable)
2. Halenani Business Tract--22 lots (4.28 acres sewerable)
3. Lihue Industrial Area, Phase I--25 lots (24.06 acres sewerable)

The project consist of the installation and connection of new underground, gravity flow, sewer pipelines and manholes within existing roadways and newly created sewer easements to the existing sewer system in Lihue town. The project will eliminate the need to continue the practice of sewage disposal by means of cesspools in those areas.

OAHU

NUUANU STREAM RELIEF SEWER, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project (TMK: 1-8-04) involves the construction of approx. 590 linear ft. of 10-in. sewers and 60 linear ft. of 8-in. sewers in a portion of Liliha St. and a City sewer easement through a private roadway. The sewer relief project starts on Liliha St. approx. 60 ft. north of the Wyllie St. intersection and extends southwest on the northbound lane of Liliha St. for approx. 480 ft. to a private roadway at 2325 Liliha St. The sewer then proceeds southeast approx. 160 ft. down an existing sewer easement in the private roadway and connects to the existing sewer running along Waolani Stream. The purpose is to relieve an inadequate section of Nuuanu Valley Relief Sewer along Waolani Stream in order to service the proposed Nuuanu Valley Sewers, Section 3, Improvement District project and prevent future sewage backups. Construction cost is estimated to be \$110,000.

COMMERCIAL USE WITHIN AN APARTMENT DISTRICT FOR A CAR AND MOPED RENTAL AND DISPLAY AND CUSTOMER CONTACT LOCATION, WAIKIKI, OAHU, Dr. Stephen S. C. Chung/City and County of Honolulu Dept. of Land Utilization

The applicant proposes the conversion of an existing approx. 500 sq. ft. ground level garage area to commercial use by means of Waikiki Special Design District (WSDD) variances and minor building alterations. The alterations would occur entirely within the existing structure at 2084 Kuhio Ave. (TMK: 2-6-16:12), located mid-block between Olohana and Kalaimoku Sts. on the mauka side of Kuhio Ave. The existing use is for car/moped rentals, but the Building Department has issued citations for a use not permitted by WSDD zoning regulations. The applicant proposes to legitimize this commercial use of the existing ground level garage area for a car and moped rental and display and customer contact location. Actual vehicle pick-up/drop-off and vehicle service will occur at a separate location approx. 3 blocks away.

WAIPAHU HIGH SCHOOL AUTOMOTIVE PAINT BOOTH, WAIPAHU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project proposes the construction of an automotive paint booth in or adjacent to the existing auto shop. The booth is expected to be approx. 660 sq. ft. in area and will conform with all applicable building, safety and environmental codes and requirements. The project will provide the school with a much-needed facility to implement its auto shop program in accordance with the Educational Specifications. The estimated cost of construction is \$85,000.

TEMPORARY STAGING AREA FOR THE KALAKAUA AVENUE SAFETY AND BEAUTIFICATION PROJECT, WAIKIKI, OAHU, City and County of Honolulu Dept. of Transportation Services

The proposed action is the temporary use of approx. 12,000 sq. ft. of an unpaved parking lot in the Kapiolani Park area for about 18 months as a staging area for storage of construction equipment and materials. The purpose of the staging area is to expedite planned City-State safety and beautification improvements to Kalakaua Ave. and its sidewalks. The temporary staging area will be rectangular, 60'-wide x 200'-long, with its long sides perpendicular to Monsarrat Ave. The staging area will be sited between Monsarrat Ave. (on the north), Kapiolani Park Golf Driving Range (on the south), Waikiki Shell overflow parking (on the east), and the Waikiki Shell service road (on the west). The temporary staging area will be abut existing chain-link fences along Monsarrat Ave. and the Waikiki Shell service road. To provide security, a 60'-long x 16'-high chain-link fence will be installed between the temporary staging area and the Golf Driving Range, and a 200'-long x 6'-high chain-link fence will be installed between the temporary staging area and the Waikiki Shell overflow parking lot. Access from the staging area to Monsarrat will be via the Waikiki Shell service road.

#### MAUI

##### WAIKAPU 8-INCH WATERLINE, WAIKAPU, WAILUKU, MAUI, County of Maui Dept. of Water Supply

The proposed project calls for the installation of approx. 3,700 lineal ft. of 8-in. ductile iron with polywrap waterline along Waiko Rd. and along an existing dirt canefield road from the existing 116,000 gal. concrete reservoir at elevation 808 ft. to the existing 8-in. line at the mauka end of Eddie Roger's Subdivision, and from the end of the existing 8-in. line below Waihee-Ditch-crossing on Waiko Rd. to Honoapiilani Hwy., including necessary appurtenances and related works. Upon completion of waterline construction, the disturbed paved surface over the trench will be reconstructed. A section of

trench, approx. 700 ft. in length, immediately below the reservoir, installed under Wailuku Agribusiness' cane field road will also be paved over to minimize erosion due to the steep grade and absence of ground cover. The proposed project is one of several incremental improvements required to provide necessary fire protection to all of Waikapu.

##### IMPROVEMENTS TO POSTAL SERVICE SITE AT KAHULUI AIRPORT, WAILUKU, MAUI, State Dept. of Transportation, Airports Division

The proposed project involves the clearing, grubbing and grading of 5.1 acres and providing the required utility stubouts for the proposed U.S. Postal Service complex at Kahului Airport. The complex is intended to house the main post office for the island of Maui. Appurtenant to the Postal Service Complex will be paved parking areas with appropriate landscaping, roadways, water, sewer and drainage systems. The project site (TMK: 3-8-01:19 (portion) is bordered to the north by Keolani Pl., to the west by Aalele St. (Haleakala Hwy. By-Pass) and to the east by Kaliaลินui Stream.

##### LOHA ROAD 8-INCH WATERLINE, PUKALANI, MAUI, County of Maui Dept. of Water Supply

The proposed project involves the installation of approx. 1,000 lineal ft. of 8-in. and 12-in. ductile iron, Class 52, with polywrap, waterline along Loha Rd. from a connection to an existing 6-in. waterline located at the intersection of Haleakala Hwy., Makawao Ave., and Loha Rd. to an existing 8-in. waterline located at the intersection of Loha Rd. and Anuwānu Pl., including 2 fire hydrants, service laterals, necessary appurtenances and related works. The proposed project is designed to mitigate the existing deficiency relative to fire protection and water service for the residences along Loha Rd. and Anuwānu Pl.

ALAMO RENT-A-CAR BASEYARD FACILITIES,  
KAHULUI AIRPORT, MAUI, Alamo Rent-A-Car,  
Inc./State Dept. of Transportation,  
Airports Division

The applicant proposes the construction of maintenance baseyard facilities consisting of a parking lot, a maintenance building, a vehicle shed and necessary landscaping on approx. 3 acres of land located on Mokuea Pl. and Keoheke St. in the Kahului Airport area. The tax key for the airport is Second District, Zone 3, Section 8, Parcel 01, Lot 19 and the project will be located on Department of Transportation Space Nos. 002-137 (87,147 sq. ft.), 002-122 (28,892 sq. ft.) and 002-138 (12,518 sq. ft.). The car rental customer service center will be an approx. 7,166 sq. ft. single-story building constructed of split masonry hollow tile block with a baked-enamel metal roof. There will also be a 540 sq. ft. tire changing shed and a car wash facility that will basically recycle its wash water. Any excess waste water that must be disposed of will be drained into a drainage pit. There will be a chain link fence around the property with a hedge planted on the street side of the fence and asphalt paving to park cars.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR  
AN ADDITIONAL 2.75 MW DIESEL GENERATOR AT  
THE KEAHOLE GENERATING STATION, KEAHOLE,  
HAWAII, Hawaii Electric Light Co.,  
Inc./Dept. of Land and Natural Resources

The applicant is proposing to install one additional 2.75 MW diesel engine generator, a 7.5 M V A transformer, switchgear, and supporting conduits and cables at the existing Keahole Generating Station, (TMK: 7-3-49:36) at Keahole, Hawaii. The generating plant and switching substation is located mauka of Keahole Airport, about 400 ft. mauka of Kaahumanu Hwy., and adjacent to the mauka boundary of Keahole Substation. The new generator structure (unit 23) will be placed 15 ft. south of existing generator unit 22 on a poured-in-place, 10' x 40'

concrete foundation. The new generator will be identical in size and appearance to the existing generators. It will be transported to the site by a trailer-truck and will be lifted onto its foundation with a crane. The metal shed-like housing for the new switchgear equipment for unit 23 will be installed on a 17' x 20' concrete pad. Switchgear equipment for existing units 21 and 22 will also be located in this housing along with a main control panel. The new transformer will be located just east of the switchgear on a 12' x 15' concrete pad. Both the switchgear equipment and housing and the transformer will be placed in location with a crane at the same time the generator is brought in and placed. The Keahole diesel generating plant currently supplies power to the Kona region during peak load periods or system outages when the transmission lines cannot maintain acceptable voltages in Kona. HELCO's load growth projects indicate that an additional 2.75 MW generator is needed by November 1986 to assure that the peak load demand can be met. It will also be used to help make up generation deficits in the event of the loss of HELCO's generating units or the sugar company's generating sources (from which HELCO buys power).

SADDLE ROAD IMPROVEMENTS BETWEEN THE 9  
and 48 MILE MARKERS, SOUTH HILO, NORTH  
HILO, HAMAKUA AND SOUTH KOHALA DISTRICTS,  
HAWAII, County of Hawaii Dept. of Public  
Works

The Department of Public Works is proposing improvements to Saddle Rd. between the 9 and 48 mi. markers involving the following parcels: TMK: 2-5-01: 3-4, 7, 11-13; 2-6-18: 4, 10; 2-4-08: 1, 4, 8; 3-8-01: 1, 7-8, 13; 4-4-15: 2, 4-5, 8, 13; 4-4-16: 3, 5-7; and 6-7-01: 3, 21-22, 24-32. The improvements include:

1. Clearing and grading shoulder areas between the 11 and 48 mi. markers. Work will be limited to 20 ft. on either side of existing pavement except under the following conditions when a limit of 30 ft. shall apply:

- a. to improve sight distances on the inside of sharp curves;
- b. to allow proper shoulder banking in steep ravines; and
- c. in suitable barren a'a lava flow areas where additional fill material may be obtained.

2. Repave and widen roadway between the 9 and 48 mi. markers from 18 ft. to 22 ft.

Priority is given to improvements to the most hazardous sections of Saddle Rd. (9-23.5 mile markers). Upon completion of these priority improvements, the County intends to continue shoulder and pavement upgrading incrementally in the lower priority areas between the 23.5 and 48 mi. markers. At this time, permission is also being sought on an after-the-fact basis for a rock stockpile (approx. 2,888 cu. yd.) site established at the 18.5 mi. mark and to utilize the stockpiled material.

OAHU, MAUI AND MOLOKAI

CONSERVATION DISTRICT USE APPLICATION FOR MEMBERSHIP FIELD TRIPS ON OAHU, MAUI AND MOLOKAI, The Nature Conservancy of Hawaii/Dept. of Land and Natural Resources

The applicant proposes to conduct a series of natural history tours (field trips) during a 13-month trial period from October 1986 to November 1987. The following sites are to be visited: Hanauma Bay, Oahu; the Nature Conservancy Waikamoi Preserve, Kealia Pond, Ahihi-Kinau Natural Area Reserve, and La Perouse Bay on Maui; Halawa Valley, Iliiliopae Heiau, Waikolu Lookout, Sandalwood Pit, Moomomi Dune and Palaau State Park on Molokai. The tours are educational in nature and designed to promote an understanding and appreciation of Hawaii's natural diversity. Visitation of selected sites on Oahu, Maui, and Molokai with informed and trained guides will involve on-site education in the natural history of

Hawaii, including evolution, ecology, plant life, marine life, animal life, geology, and history. Participant activities will consist of observation, photography, picnicking, hiking, and snorkeling. Each tour will consist of a maximum of 10 persons, 8 participants, 1 field trip coordinator, and 1 preserve manager, utilizing a maximum of 2 vehicles. The field trip coordinator accompanying the tour group will be responsible for the group's behavior and welfare throughout the trip. Visitation of each site will be confined to the daylight hours. The first season's tours are scheduled for a six-week period from October 5 through November 16, 1986. A series of six tours, one per week, are scheduled. They consist of 4-day and 7-day itineraries. The second and third seasons have yet to be scheduled. They will likely occur during the Spring and Fall of 1987. The applicant plans to run a maximum of 12 trips in 1987.

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.

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

The project site, comprised of approx. 353 acres, is located on the west coast of the island of Hawaii, North Kona Judicial District, Makalawena ahupua'a. The property is identified as TMK 7-2-04:1. The site is approx. 3.5 mi. north of the Keahole Airport and 10 mi. north of Kailua-Kona. The subject property is situated makai and along Queen Ka'ahumanu Hwy. and extends to the coastline at Pu'u Ali'i Bay. It is bound on both sides by vacant state-owned lands. To the north is the Awake'e ahupua'a, the state-owned land runs along almost the entire boundary. The coastal frontage of Awake'e is owned by the Long & Melone, Ltd. Trust. The Makalawena property is owned by Bishop Estate except for a single 10,000 sq. ft. parcel, located near Opae'ula Pond, which belongs to the United Church of Christ, Hawaii Conference. A General Plan amendment is being sought by the applicant to change the Land Use Pattern Allocation Guide map designation from Conservation to Resort, Medium Density Urban and Open Area designations, in order to accommodate a proposed high quality, low density resort community. The applicant's master plan would include the following:

1. Resort Hotel (45 acres)--The hotel site would be located adjacent to Pu'u Ali'i Bay and would accommodate 900-1,200 rooms.
2. Multi-family Residential (90 acres)--Approx. 900-1,350 units would be located throughout the site.
3. Recreation Area (173 acres)--An 18-hole championship golf course would be designed around the multi-family residential sites. The golf clubhouse, driving range and tennis center would be situated in close proximity to the hotel site. A shoreline open space and park area would be provided along the entire shoreline with public access to be incorporated into the hotel site development.
4. Wildlife Refuge (18 acres)--The Opae'ula Pond would be protected and maintained as a wildlife refuge site due to its important wildlife habitat.

5. Others (27 acres)--The remaining project area would be used for roads, a sewage treatment plant and open space.

All necessary infrastructure, including sewage, water, drainage, electrical, telephone and roads, would be constructed to County standards modified as necessary for resort purposes. The sewage and water facilities may be maintained privately.

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

Deadline: November 7, 1986.

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

Previously published September 23, 1986.

This EIS is also available at the Waianae Library.

Deadline: October 23, 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.

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

The applicant is proposing to construct a run-of-the-river hydroelectric power plant on the East and West Wailuaiki Streams on Maui, Hawaii. The proposed plant will cost \$5.4 million to construct and will generate 7.9 million kilowatt-hours per year. Power from the plant will be purchased by Maui Electric Co. (MECO) for distribution to its customers throughout the island. The water discharged from the power plant will be returned to West Wailuaiki Stream

at the existing diversion and intake of the East Maui Irrigation Co.'s Koolau Ditch. The major construction features of the project include: 1) a 7,700-ft. long steel or concrete penstock 30-in. in diameter; 2) four concrete and rock stream diversion structures; 3) a small pond called a forebay, of about 0.2 acres surface area; 4) a pipeline to carry diverted waters from the streams to the forebay; 5) access roads alongside the penstock, the diversion pipelines and along the transmission and telephone lines; 6) a power plant with 1/2-mile access road from the Hana Hwy.; 7) a 2,500-ft. long telephone line for remote supervisory control and data acquisition; 8) a 7,500-ft. long, 23,000-volt transmission line from the power plant to MECO's existing power line, makai of the Hana Hwy. The project site is located approx. 20 mi. east-southeast of Kahului Airport, 11 mi. west-northwest of Hana, and 2.7 mi. south-southeast of the Keanae Peninsula turnoff on Hana Hwy. The project area lies within the confines of the Koolau Forest Reserve, south of Hana Hwy. and just east of the 21 mi. marker between 1,300 and 2,550 ft. elevation. The entire site and watershed areas, within the Koolau Forest Reserve, is owned by the State of Hawaii. East Maui Irrigation Ltd. holds a Keanae Water License which grants them the right to collect water off of this state watershed and to transport the water across the government lands. The project lies within the State Conservation District, designated as subzone "P" (Protective). The parcels of land involved are identified as TMK 1-1-02:2, 1-2-01:2, and 1-2-04:5.

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

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

WAIOLA ESTATES SUBDIVISION, WAIPIO, EWA, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The City and County of Honolulu proposes to develop the triangular-shaped 269+-acre parcel into a residential community in Central Oahu. It is bounded by Kamehameha Hwy. (adjoining Gentry-Waipio at this location) to the east, Kipapa Gulch and the Kipapa military reservation to the west, and Amfac's proposed Waikele community to the south. The project site is presently used for pineapple cultivation. A triangular parcel of approx. 6 acres, owned by the United States of America, is wedged between the Waiola project area and Kipapa Gulch. The United States government also has an easement which affects 5.879 acres along Kipapa Gulch. The United States government also has an easement for maintenance and security purposes which affects 5.879 acres along Kipapa Gulch related to now discontinued munitions storage in tunnels located within the Gulch. The federal government has been formally asked to relinquish its easement and this request is currently being processed by the U.S. Army. The U.S. Navy maintains an active Naval Station within the Kipapa Gulch bordering the southern half of the site. An existing blast zone is located entirely within the gulch at a level substantially below that of the project site. The remainder of the site is owned by Castle and Cooke, Inc. The property is approx. one mile south of Mililani Town. The 269-acre parcel when fully subdivided will provide a total of approx. 1,500 house lots of 5,000 sq. ft. each. The average lot will have a frontage of at least 50 ft. and an average length of 100 ft. The subdivision will fully conform with all R-6 zoning requirements including underground utilities, curbs and sidewalks, and a 12-acre park for the use of its residents. A number of offsite improvements including widening of Kamehameha Hwy. to accommodate the increased traffic, development of additional water resources and storage, expanded sewer and drainage capacity are required to accommodate the subdivision within the context of existing and planned development in the area.

This EIS is also available at the Mililani and Waipahu Libraries.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

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

Previously published September 23, 1986.

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

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

**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.

RENOVATION OF BUILDINGS AND CONSTRUCTION OF AN ADDITION FOR A CAR RETAIL SALES AND SERVICE CENTER, HONOLULU, OAHU, Downtown Honda/City and County of Honolulu Dept. of Land Utilization

**Negative Declaration**

The proposed project will accommodate the Downtown Honda automobile dealership, whose functions include automobile sales, car maintenance and repair, new car preparation, auto parts storage, car storage, parking and administrative services. The applicant proposes to demolish and remove several minor structures consisting of approx. 15,080 sq. ft. of floor area. About 38,075 sq. ft. of floor area in several buildings will be retained and renovated. A small addition of approx. 5,050 sq. ft. of floor area will connect 2 of these

renovated buildings. The new extension is needed to connect car sales activities in Building 1 with automobile servicing and car parts functions in Building 2. The extension will only be about 15 ft. high. Of the existing structures to remain, the tallest building is approx. 45 ft. high. The project will be located in Kaka'ako on the block between Ala Moana Blvd. and Ilalo St. and between Ohe and Koula Sts. (767 & 777 Ala Moana Blvd. and 776 Ilalo St., TMK: 2-1-59:4-6).

NOTICE

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: Wednesday, October 15, 1986  
Time: 4:30 p.m.  
Place: Senate Conference Room 3, State Capitol



# OEOC BULLETIN

GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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#### KAHAWAINUI STREAM FLOOD CONTROL PROJECT, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will consist of channel improvements and a levee along the right bank of Kahawainui and Laiewai Streams to relieve the flooding problems in the area. The levees would be about 1,760 ft. in length and would have a maximum height of about 12.6 ft. The levees would consist of compacted earth-fill with the side slope along the stream lined with concrete riprap downstream of Station 27+70 to prevent erosion of the levee by the floodflows. The backside slope and levee crest would be grassed. A concrete I-wall would be provided between Stations 27+70 and 30+33. The existing stream would be

realigned upstream of Kamehameha Hwy. and replaced with a trapezoidal channel from the bridge to Station 21+00 for a length of about 490 ft. The channel would be concrete lined from the bridge at Station 16+40 to Station 17+50 and concrete riprap lined from Station 17+50 to Station 21+00. The State-owned Laiewai Bridge on Kamehameha Hwy. would be modified by clearing and excavating the stream under the bridge and lining the invert under the bridge with concrete riprap. The bridge abutments would be extended to Station 16+50 to form a wedge type transition to the upstream channel improvements. Bridge pier extensions would be provided to improve flow considerations and reduce debris impacts. Flows would pass through the modified bridge and another wedge transition downstream of Kamehameha Hwy. and into the existing Kahawainui Stream. Flows exceeding the stream capacity of about 400 cu. ft. per second below the project limits will overflow within the park site and discharge as sheet flows to the ocean. Project land and easements for the channel and levee will require about 5.3 acres of land. The channel improvements would require relocation of one residential structure and three sheds

which are situated on the left bank and center of the channel above Kamehameha Hwy.

Contact: Mr. Warren Yamamoto  
Division of Engineering  
Dept. of Public Works  
650 S. King St., 15th Floor  
Honolulu, HI 96813

Deadline: November 24, 1986.

HANALEI RIVER HYDROELECTRIC PROJECT,  
HANALEI, KAUAI, Island Power Co.,  
Inc./Dept. of Land and Natural Resources

The applicant has filed a conservation district use application for a 6.0 MW hydroelectric project with accessory uses along the Hanalei River on TMK: 5-4-1:1; 5-4-2:2; and 5-3-1:3 at Hanalei, Kauai. The applicant proposes to divert water from the Hanalei River by means of a concrete diversion weir approx. 10 ft. high, at an elevation of 650 ft. above MSL. The water will be conveyed through an above ground pressure penstock approx. 26,600 ft. long, varying in diameter from 42 in. to 56 in. Additional diversion of water will also be made from several of the larger tributaries to the Hanalei River on its westerly side. The proposed penstock will route the water to a powerhouse approx. 45' W x 50' L x 30' H, which will contain 2 pelton turbines and generators. The powerhouse will be situated on the westerly bank of the Hanalei River and will discharge the water back into the river just upstream from the China Ditch Diversion at an approx. elevation of 50 ft. above MSL. A new above ground 69 KV transmission line approx. 4,200 ft. long will interconnect to the existing Kauai Electric Transmission Line near the Hanalei Homesteads. The existing Kauai Electric Transmission Line will be upgraded to 69 KV, between the point of interconnection and the Princeville Substation, which is an approx. distance of 13,350 ft. The electricity will be sold to Kauai Electric, which will be distributed to their customers. A new access road approx. 12 ft. wide along the

penstock route which will allow access from the existing road near the Hanalei Homesteads to the diversion weir is also proposed for construction. Continuous use of the lands for operation and maintenance of the proposed project will be necessary.

Contact: Mr. Jeff Burt/Mr. Mervyn Kimura  
Island Power Co., Inc.  
P.O. Box 625  
Kalaheo, HI 96741

Deadline: November 24, 1986.

PROPOSED SECONDARY RESORT AREA  
DESIGNATION AT MOKULEIA, OAHU, Mokuleia  
Development Corporation/City and County  
of Honolulu Dept. of General Planning

Previously published October 8, 1986.

Contact: Mr. Barry R. Okuda  
Barry R. Okuda, Inc.  
Pauahi Tower, Suite 1900  
1001 Bishop Street  
Honolulu, Hawaii 96813

Deadline: November 7, 1986.

PROPOSED RESORT HOTEL AT PAUOA BAY,  
KALAHUIPIUA'A, SOUTH KOHALA, HAWAII, The  
Ritz-Carlton Hotel Co./County of Hawaii  
Planning Dept.

Previously published October 8, 1986.

Requests to be consulted and comments should be sent to:

Mr. Glen T. Koyama  
Belt, Collins & Associates  
606 Coral Street  
Honolulu, Hawaii 96813

With a copy to:

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

Deadline: November 7, 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

#### CONSERVATION DISTRICT USE APPLICATION FOR RENOVATION OF THE KALIHIWAI IRRIGATION DITCH SYSTEM AT KILAUEA, KAUAI, Kilauea Plantations/Dept. of Land and Natural Resources

The applicant proposes the renovation of the Kalihiwai Irrigation Ditch System located on TMK's: 5-2-1: 3 & 4; 5-2-2: 10; and 5-3-1: 2 at Kilauea, Kauai. The Kalihiwai Ditch is part of an extensive irrigation system that was developed, operated and maintained by Kilauea Sugar Co. The total length of the Ditch is approx. 19,867 ft. of which there are approx. 724 ft. of wood flumes and 1,543 ft. of siphons. The Ditch begins at an intake along the Kalihiwai Stream at an approx. elevation of 419 ft. and transports the water through a series of ditches, flumes and tunnels to the intake of an inverted siphon at an approx. elevation of 395 ft. The siphon carries the ditch flow across the Kalihiwai Valley and Stream to the opposite bank with a discharge at elevation 393. A short section of open ditch completes the Kalihiwai Ditch System as it discharges into the Kalihiwai Reservoir. Kilauea Sugar Co. continuously operated and maintained the Kalihiwai Ditch until it ceased operations in 1972. Since the closure of

Kilauea Sugar Co., much of the old plantation irrigation system has suffered from storm damage and lack of maintenance to the point that it is not currently capable of operating as originally designed. Due to the successful introduction of Ocean Spray's Mauna La'i guava drink produced from guavas grown by Kilauea Agronomics, Inc. at Kilauea, Kauai, it is necessary to permanently irrigate approx. 210.5 tree acres of existing orchards from the Kalihiwai Reservoir source located in TMK: (4) 5-2-02: 10. The present lack of the Kalihiwai Ditch flows to the Kalihiwai Reservoir places a high degree of risk on Kilauea Agronomics, Inc.'s ability to provide sustainable acceptable yields of fruit under a demanding harvest schedule. Therefore, the applicant is proposing to restore the Kalihiwai Ditch System to its prior serviceable condition providing irrigation water to the Kalihiwai Reservoir. The proposed renovations to the ditch system are to be made only to restore the system to its original capacity and will occur with as minimal adjacent site disturbance as reasonably possible. These proposed renovations will not alter the width or depth of the ditch from its designed dimensions, will not alter the course or alignment of the ditch system and will not increase the flows in the ditch beyond its original design capacity.

### OAHU

#### CONSERVATION DISTRICT USE APPLICATION FOR AFTER-THE-FACT GRAZING AND RESIDENTIAL USE AT WAIMANALO, OAHU, Thomas K.L. Noa, Sr./Dept. of Land and Natural Resources

The applicant is requesting after-the-fact approval for grazing and residential use of 56.35 acres of State land designated as TMK: 4-1-13:11. The parcel is bounded on the Kaneohe side by acreage listed to Lone Star, on the Kailua side by Bellows Field and on the Waimanalo side by Olomana Golf course. The revocable permit limits the use of the State land to grazing only. It is currently used for pasture purposes with

two corrals and a stable on site. A residence and a bunkhouse on the property are used by the applicant.

THREE-STORY OFFICE BUILDING, WAREHOUSE NO. 6, PIERS 21 AND 22, HONOLULU HARBOR, OAHU, Hawaiian Flour Mills, Inc./State Dept. of Transportation, Harbors Division

The proposed project consists of replacing part of a one-story warehouse with a three-story office facility. The project will consist of demolishing the existing roof and walls of the makai end of Warehouse No. 6. The reconstruction will take place on approx. 4,840 sq. ft. of land area. The usable floor area of the new three floors will be approx. 13,877 sq. ft. The new building will be used for the applicant's administrative, operational, sales, purchasing, and computer offices. The ewa side of the building will be contiguous to its present warehouse.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION AT TANTALUS, OAHU, Randolph Galt/Dept. of Land and Natural Resources

The applicant is proposing the subdivision of an 8.533 acre parcel (TMK: 2-5-16:1) at 4191 Roundtop Dr. into 3 lots. The property was subdivided in the early 1900's as described in a subdivision map (prepared by George F. Wright) dated September, 1911. With the property being managed by Bishop Trust, the 3 lots have been assessed for property tax purpose as one parcel. Currently, the property is under the ownership of 2 parties, one having 2/3 interest (applicant) and the other 1/3 interest (Donald Tau Kong Ho and Mildred Quon Ho). For estate planning purposes, the applicant proposes to subdivide the land into 3 parcels as described in the 1911 survey map. No development is contemplated at this time.

WAIMALU STREAM MAINTENANCE DREDGING PROJECT (MOANALUA ROAD TO PEARL HARBOR), WAIMALU, EWA, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project involves the dredging of the lower end of Waimalu Stream from 200 ft. seaward of the former railroad right-of-way adjoining Pearl Harbor to Moanalua Rd. (TMK: 9-8-07: 08 and 23), for a length of about 3,800 ft. The maintenance dredging work will consist of the removal of silt, sediment and debris build-up. The stream will be dredged to the same cross sections as they appeared after the completion of the stream widening and deepening project undertaken by the City in 1972. The dredging work is required to restore the storm flow capacity for flood protection and to restore the silt settlement and storage functions of the stream. The dredging work will be performed with a hydraulic suction dredge which will discharge the material into an ocean-going barge moored in Pearl Harbor. The dredged spoil will be transported to and dumped at the U.S. Environmental Protection Agency designated "approved ocean disposal site". Approx. 54,000 cu. yds. of material will be dredged. The project's estimated cost of \$2,000,000 will be borne entirely by the City. The work is expected to take 6 months to complete.

CONSERVATION DISTRICT USE APPLICATION FOR PIPELINE RELOCATION AND EASEMENT MODIFICATION, EWA, OAHU, Hawaiian Independent Refinery, Inc./Dept. of Land and Natural Resources

The applicant is requesting approval for the relocation of a 30-in. pipeline caused by Hurricane Iwa and an easement modification reflecting the change involving State lands offshore, TMK: 9-1-26 and 9-1-31, at Ewa, Oahu. The 30-in. pipeline used primarily for unloading crude oil will remain in its present position. However, the new location of the pipeline does require more land than the 3.535 acres originally provided in easement S-4606.

WAIKIKI ELEMENTARY SCHOOL PLAYCOURT, WAIKIKI, OAHU, Dept. of Accounting and General Services for Dept. of Education

The project proposes the construction of an approx. 7,000 sq. ft. paved playcourt to accommodate basketball, volleyball, and badminton. The estimated cost of construction is \$81,000. The project will provide the school with a much-needed facility to implement its physical education program.

HOKULANI ELEMENTARY SCHOOL PARKING LOT IMPROVEMENTS, HONOLULU, OAHU, Dept. of Accounting and General Services for Dept. of Education

The project proposes the construction of driveway and parking lot improvements to accommodate buses. Work will include demolition, earthwork, paving, striping, curbing, sidewalks, and other related items. The estimated cost of construction is \$75,000. The project will be constructed within the existing school campus.

MAUI

SALE OF WATER LEASE (LICENSE) AT PUBLIC AUCTION, KOOLAU FOREST RESERVE AND HANAWI NATURAL AREA RESERVE, HANA AND MAKAWAO DISTRICTS, MAUI, Dept. of Land and Natural Resources, Division of Land Management

The Dept. of Land and Natural Resources proposes to combine four (Nahiku, Keanae, Huelo and Honomanu), previously separate, water license areas under a single water lease encompassing the same general geographical area, except along the makai boundary where the new boundary will follow the lowest level ditch, the Hana Belt Rd. or the Forest Reserve line, instead of extending all the way to the sea. Also, the easterly half of the former Nahiku license area will be deleted from the new lease. The water lease area has been reduced by 3 major adjustments from the previous water license area boundaries in an effort to reduce the area to only that portion of the watershed directly contributing to the ditch flow. In addition to more accurately representing the actual area

contributing to ditch flow, the reduction allows the excluded areas to be leased to other water users. Consolidation is proposed since the four water license areas are all part of the same water collection and delivery system extending from Nahiku to Honopou. As such, a single water lease is considered to be more desirable and advantageous for management and maintenance purposes. No physical changes are proposed; only the continued maintenance of existing water system features such as intakes, ditches, tunnels, telephone, and power lines and access/service roads, will be required in the water license. The Dept. proposes to include in the new lease, all applicable provisions of the unexpired Honomanu license (General Lease No. S-3695), including the following provisions:

- o proper maintenance of roads, communication and telemetry systems, trails, and the water system;
- o the right to develop new water sources;
- o the right of the State to issue further licenses;
- o protection of the watershed;
- o the right of the lessee to use, operate and maintain on the leased area, jointly with the State and others, the existing aqueduct system and all extensions thereof in accordance with the 1938 Agreement;
- o the right of the State under certain limitations to withdraw at any time for domestic purposes including the watering of livestock, the government-owned surface and ground waters;
- o the right of the State to withdraw during a water emergency and certain conditions all or such portion of the government-owned water necessary to meet the emergency;
- o availability to the State of all water measuring records;
- o the State retains the right to withdraw water for the benefit of downstream residents for domestic purposes and irrigation of Kuleanas entitled to the same.

Also, the following additional provisions are to be provided:

- o the public right to hunt and fish within the lease area, including ~~rights of way to these areas to be coordinated between the lessee and the State;~~
- o prior State approval of all new road construction, grading or clearing and development of new water sources ~~within the license area;~~
- o the right of the lessee to sell to the County of Maui, a certain amount of water under terms and conditions established and approved by the State.

HAWAII

SOUTH KOHALA EXPLORATORY WELL, WAIMEA, HAWAII, Dept. of Land and Natural Resources, Division of Water and Land Development

The objective of this project is to drill and pump test a new ground water source (TMK: 6-3-1:4) near Waimea in order to augment and enhance the dependability of irrigation water supply in the South Kohala community. The new source would supplement the Waimea Irrigation System that presently serves the Hawaiian Home Lands agricultural subdivisions, Lalamilo Farm Lots, and other homestead lands around Waimea. The proposed well will be drilled at elevation 3,020 ft. in the Kohala Mountains, about 1.2 mi. from Mamalahoa Hwy. and about 4 mi. northeast of Waimea. It will be situated approx. 2,100 ft. mauka of the existing Waimea Reservoir, a 60 MG open storage facility at the 2,960-ft. elevation. Drilling and testing of the proposed exploratory well will involve the following:

1. Drilling depth is expected to be in the range of 2,400 to 2,800 ft.; the maximum depth will be 3,000 ft.
2. A 16-in. casing will be installed: the bottom 200 ft. will be screen and the balance will be solid casing.
3. The upper 200 ft. of annular space will be grouted; the balance of the annular space will be open.

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.

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

Previously published October 8, 1986.

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

Deadline: November 7, 1986.

KAHUKU HIGH, INTERMEDIATE AND ELEMENTARY SCHOOL, KAHUKU, OAHU, Dept. of Accounting and General Services

The development of a new elementary facility and the additional construction activity for the existing campus (TMK: 5-6-06:03, 09, 10, & 11 (por), 22.8 acres) involves land acquisition of the new elementary facility site (TMK: 5-6-06:11 (por) and 5-6-09:134 (por) and 135-146, 4.74 acres) and two additional parcels for parking (TMK: 5-6-06:19 (por), approx. 0.43 acre) and a drainage retention basin (TMK: 5-6-06:15 (por), approx. 1 acre) 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. 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.

This EIS is also available at the Kahuku Community-School Library.

Deadline: November 24, 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.

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

The proposed water facility improvements will be located within the Honolulu District in the southeast sector of Oahu. The Honolulu water use district stretches from Makapuu Pt., at its eastern extremity, to the Moanalua drainage divide. The area is bounded to the north by the crest of the Koolau Range, and extends to the shoreline which includes the coastal plain of southeastern Oahu. The area comprises 88 sq. miles, and consists of census tracts 1 through 72 inclusively. This district is coextensive with the Honolulu Judicial District and the Honolulu Groundwater Control Area. Wells and springs will be

developed to provide potable water for domestic use. Facilities associated with well development include the well, pump, control building and required transmission lines to connect the new source to the existing water system. Spring collection systems would include concrete walls and enclosures to protect the source from contamination. Water storage facilities are proposed to increase storage capacity and provide a more reliable water supply within the affected service area. The added storage capacity will enable the water system to more easily meet peak demands or emergency situations. The proposed transmission mains will increase transmission capacities. Regional impacts include those associated with hydrology, water quality, flood hazard, spring and stream environments, population, public facilities, economy and displacement. Potential impacts which will be closely monitored by the Board of Water Supply are those of source development upon spring or stream environments. Sustainable yields of basal water sources will not be adversely impacted by proposed source developments. From a long-range planning standpoint, the proposed improvements will facilitate future growth in keeping with the County General Plan. Although import of water from other water districts will still be required with the proposed improvements, these improvements will, nonetheless, help provide adequate water supplies to meet the projected needs of the Honolulu District. The long-term productivity of the basal aquifer is not anticipated to be adversely affected, as the anticipated drafts will be within established sustainable yields.

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

Status: Currently being processed by the Office of Environmental Quality Control.

EAST AND WEST WAILUAIKI STREAMS  
HYDROELECTRIC PROJECT, HANA DISTRICT,  
MAUI, Garratt Callahan Co./Dept. of Land  
and Natural Resources

Previously published October 8, 1986.

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

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

WAIOLA ESTATES SUBDIVISION, WAIPIO, EWA,  
OAHU, City and County of Honolulu Dept.  
of Housing and Community Development

Previously published October 8, 1986.

This EIS is also available at the  
Mililani and Waipahu Libraries.

Status: Accepted by the City and County  
of Honolulu Dept. of Land  
Utilization on October 6, 1986.

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

Previously published September 23, 1986.

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

Status: Accepted by the County of Hawaii  
Planning Dept. on October 8, 1986.

465 SOUTH KING STREET, KEKUAHANA BUILDING #115, HONOLULU, HAWAII 96813

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