

OEQC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following projects should be directed to the listed contacts.

HAWAII

KAIEIE HOMESTEADS - PURCHASE OF ABANDONED FLUME RIGHT-OF-WAY

Location: South Hilo, Hawaii
TMK: 2-7-06:17

Permitting Agency: Department of Land and Natural Resources
Contact: Glenn Y. Taguchi (961-7245)

Applicants: John C. and Yoko Ferreira

The applicants propose to purchase, in fee, the abandoned flume right-of-way. The parcel is 20 feet wide and divides the applicant's property which is zoned agricultural and is presently being used for pasture land.

PUUKAPU HOMESTEADS - EXCHANGE OF LAND

Location: South Kohala, Hawaii
TMK: 6-4-01:50

Permitting Agency: Department of Land and Natural Resources
Contact: W. Mason Young (548-6460)

Applicant: Richard Smart Trust

The applicant has requested a land exchange of roadway lots to correctly align the ownership of an existing 30-foot Government road reserve. The land exchange is for

approximately 13,442 square feet of Government lands (Road Reserve) for approximately 17,691 square feet of the applicant's land. The existing 30-foot Government road reserve does not match the actual road as it exists on the ground.

HALE NANI CORRECTIONAL FACILITY

Location: Waiakea, Hawaii
TMK: 2-4-49:18

Proposing Agency: Department of Accounting and Services, Division of Public Works
Contact: Cedric Takamoto (548-7192)

The Department of Corrections proposes to construct a satellite inmate facility at the former Hale Nani Police Academy site in Waiakea. This Negative Declaration is for only a temporary wooden structure as sleeping quarters for participants in the furlough program and those serving intermittent sentences who are allowed out in the community without escort under conditions of their probation.

The facility will be constructed in two phases to house a total of 100 inmates (88 males and 12 females). Facilities will include space for residential, administrative, programmatic and operational support functions. An EIS will be prepared for any permanent structures to be constructed on the Hale Nani site. Since the project will be constructed within an existing state-owned property, no land will be removed from the tax base. The estimated cost of the project is \$835,000.

KAUAI

KAPAA HIGH SCHOOL - 8-CLASSROOM BUILDING

Location: Kapaa, Kauai
TMK: 4-6-14:31
4-6-15:15

Proposing Agency: Department of Accounting and General Services
Contact: Mark Yamabe (548-7660)

The Department of Accounting and General Services proposes the construction of a 13,500 square foot reinforced concrete/masonry classroom building. The building will be a two-story structure containing eight classrooms. It will be located on the present sites of two permanent classroom buildings and two portable classrooms. The permanent buildings are old structures and will be demolished. The portable classrooms will be relocated.

The project will provide the school with a facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$3.2 million.

OAHU

WHITMORE VILLAGE WASTEWATER TREATMENT PLANT MODIFICATION

Location: Central, Oahu
TMK: 7-1-02:22

Permitting: City and County of Honolulu
Agency: Department of Land Utilization
Contact: Bill Enriquez (523-4817)

Applicant: Oceanic Properties, Inc.

The proposed project involves the treatment of all existing and anticipated wastewater flows from the Whitmore Village area via the Whitmore Village Wastewater Treatment Plant. Four new clarifier tanks will be installed at Whitmore Village Wastewater Treatment Plant. City wastewater treatment plant operators at Whitmore Village will supplement the new plant equipment by incorporating the use of chemical polymers in the treatment process. In a cumulative sense, the proposed facilities and modification in plant operations will be installed and made to accommodate an increased wastewater flow at Whitmore Village without increasing the mass emission rates of biochemical oxygen demand and suspended solids being discharged into Kaukonahua Stream.

The cost of implementing this project is estimated to be approximately \$690,000. Half of this cost will include

the cost of procuring chemical polymer solution over a four-year period. The remaining monies will be used for the installation of new clarifiers within the Whitmore Village Wastewater Treatment Plant.

The City and County of Honolulu will incorporate the use of chemical polymers in the wastewater treatment process and bear the cost of the chemical feed system. The applicant will install and bear the cost of installing all remaining plant modifications.

KAIMILOA ELEMENTARY SCHOOL

Location: Ewa, Oahu
TMK: 9-1-01:22

Proposing: Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services proposes the construction of a 100 linear feet of 4-foot high chain link fence and three driveway gates along Kaunolu and Kehue Streets at Kaimiloa Elementary School. The project will provide the school with a barrier to provide security and diminish damage to the campus and facilities. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$25,000.

MAEMAE ELEMENTARY SCHOOL

Location: Honolulu, Oahu
TMK: 1-8-05:08 & 12

Proposing: Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services proposes to expand the existing library approximately 1,000 square feet; renovate the existing library; install air-conditioning; and install an elevator. The existing library is on the second floor of a building on campus, and the expansion consists of enclosing the existing lanai area. The project will provide the school with

improvement to implement its programs in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$396,000.

ROOSEVELT HIGH SCHOOL

Location: Honolulu, Oahu
TMK: 2-4-32:01

Proposing Agency: Department of Accounting and General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services proposes to construct approximately 400 linear feet of concrete gutter and grating within the existing unlined ditch along eh track field and bleachers. The project will provide the school with a drainage system that will alleviate flooding of the football field and also eliminate a safety hazard of an open ditch. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$55,000.

KAHUKU RESIDENTIAL PROJECT - LAND USE BOUNDARY CHANGE APPLICATION

Location: Kahuku, Oahu
TMK: 5-6-02:16

Permitting Agency: City and County of Honolulu
Department of General Planning
Contact: Bill Medeiros (527-6089)

Applicant: The Estate of James Campbell

The applicant is requesting a Koolauloa Development Plan Land Use Map Amendment, together with a concurrent application for a State Land Use Boundary Change to Urban.

The area under review is in the Kahuku Community and stretches on the north side of Kamehameha Highway, approximately one-fourth mile northeast of the old Kahuku Sugar Mill and is contiguous with adjacent

residential zoned land being developed by the Kahuku Village Association and the City.

The proposed residential development consists of 16.3 acres, 3-acres are already designated on the Koolauloa Development Plan for Residential and zoned Residential under the Land Use Ordinance. The remaining 13.3 acres are designated Agricultural on the Koolauloa Development Plan, of with 11.3 acres are State classified Agriculture by the State Land Use Commission.

The proposed redesignation to Residential and Urban is intended for a proposed subdivision of approximately 87 single-family homes that will be targeted for sale to residents and employees of the region.

KOOLAULOA - EXISTING SHORELINE REVETMENT

Location: Koolauloa, Oahu
TMK: 5-9-20:47 - 57
5-9-01:38

Permitting Agency: City and County of Honolulu
Department of Parks & Recreation
Contact: Walter Ozawa (527-6343)

Applicant: Douglas C. Ostman, M.D., et al.

Applicant is requesting an after-the-fact City and State permit for a 700-foot long sloping private revetment constructed makai of seven beach-front lots on Oahu's North Shore in 1983.

The lot owners for whom the revetment was built report that their contractors first excavated a sloping bank abutting their property. The bottom of the trench was a rock studded limestone shelf with an elevation several feet above sea level. A layer of filter cloth was laid to stabilize the sand slope abutting the private lots. Large boulders, 4 feet to 8 feet in diameter, were laid at the bottom of the trench. Small boulders, several feet in diameter, were piled to create a sloping wedge from the bottom of the trench to the makai side of the private lots. Open spaces in 200 feet of the sloping revetment fronting two lots were filled with concrete. Spaces between boulders for the other 500 feet of the sloping revetment were not fill. Sand was then pushed back to fill the trench and cover the toe of the revetment.

WHEELER ELEMENTARY SCHOOL 8-CLASSROOM BUILDING

Location: Wahiawa, Oahu
TMK: 7-7-01:02

Proposing Agency: Department of Accounting and General Services
Contact: Mark Yamabe (548-7660)

The Department of Accounting and General Services proposes the construction of a 11,400 square foot reinforced concrete/masonry classroom building and an asphaltic concrete access roadway. The building will be a single-story structure containing eight classrooms and the roadway will be 30 feet wide and comprised of approximately 18,500 square feet. The roadway will be located entirely within the present school property and replace an existing access roadway.

The project will provide the school with a facility to implement its programs in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$2,014,000.

LUALUALEI HOMESTEAD ROAD - 12-INCH WATER MAIN AND APPURTENANCES

Location: Waianae, Oahu
TMK: 8-6-01
8-6-11
8-6-22

Proposing Agency: City and County of Honolulu
Board of Water Supply
Contact: Lawrence Whang (527-6138)

The Board of Water Supply proposes the installation of approximately 1,650 feet of 12-inch water main in Lualualei Homestead Road. This proposed 12-inch main will extend from Leihoku Street to Halona Road. Both terminus of the proposed water main will connect to the existing water mains. Also proposed is the installation of air relief valves and gate valves.

The proposed water main will be constructed entirely

within the pavement of Lualualei Homestead Road, with an average depth of 5 feet. The water main shall be constructed of either poly-wrapped ductile iron or polyvinyl chloride plastic.

The objective of the proposed project is twofold. First, the proposed water main will provide additional reliability and flexibility to the existing water distribution system in the community of Waianae. Specifically, residents would be provided additional assurances for adequate water pressure and water supply for fire protection.

Secondly, the proposed project would be a step toward achieving the goal of meeting water demands for the Waianae area by sources in the Makaha/Waianae area. Currently, the main source of water in the Waianae area is supplied from the Pearl Harbor Basin. The estimated construction time for the proposed water main is 180 days. The estimated construction cost is \$275,000, funded by the Board of Water Supply.

WAIANAË COAST COMMUNITY MENTAL HEALTH CENTER

Location: Waianae, Oahu
TMK: 8-6-01:40

Permitting Agency: Department of Land Utilization
Contact: Diane Borchardt (527-5349)

Applicant: Waianae Coast Comprehensive Health Center

The applicant proposes to construct a Mental Health Center on a generally unoccupied building site in Waianae. The site is located entirely within the boundaries of the Special Management Area district.

The proposed facility will be a community-based Mental Health Center, providing treatment and rehabilitation services to children, chronically mentally ill adults, substance abusers, and other mentally ill adults. The Center will also provide emergency walk-in care.

Total lot coverage of the project by building foot-print will be approximately 11,00 square feet. Total parking required for 11,00 square feet is 28 stalls. There are 34 stalls provided exceeding the requirement by 6 stalls.

Construction of the facility will require demolishing an existing metal shed, which is in a state of disrepair, along with the removal of some existing areas of asphalt paving. Estimated cost of construction is \$900,00.

ILIKAI HOTEL RENOVATION

Location: Waikiki, Oahu
TMK: 2-6-10:07

Permitting

Agency: Department of Land Utilization
Contact: Environmental Affairs (523-4077)

Applicant: Jowa Hawaii Company, Ltd

The applicant is proposing construction or replacement of minor structures to existing facilities. Plans include interior work to the main lobby, the lobby level above the street, interior alterations to the Pier 7 restaurant and replacement and landscaping to the main entry at street level. Street level plans include widening of the sidewalk fronting Ala Moana Boulevard to 8 feet, enhancement of the landscaping fronting the hotel entrance from the sidewalk to the lobby, replacement of the existing driveway covering with a porte-cochere, and construction of a covered escalator and exterior stairs to the lobby area.

The Special Management Area covers the area between the shoreline and Ala Moana Boulevard. The project site is adjacent to Ala Moana Boulevard, within the Special Management Area.

IMAX - HAWAII FILM VENTURE

Location: Waikiki, Oahu
TMK: 2-6-22:14

Permitting

Agency: Department of Land Utilization
Contact: Greg Hee (527-5027)

Applicant: Hawaii Film Venture

The applicant is proposing an IMAX Theatre which will be a second floor commercial theatre located on Seaside

Avenue between the Waikiki Theatres #1 and #2 and the Waikiki Business Plaza on Kalakaua Avenue. The IMAX Theatre will be owned and operated by the applicant, a California based company that has developed several IMAX and OMNIMAX Cinema outlets throughout the Continental United States. The land being developed is owned by Consolidated Amusement, an established kamaaina company. The proposed development includes the construction of a 3-story 17,500 square foot motion picture system designed to create motion picture images of superior quality and audience impact. The existing use at this site is confined to public parking and parking access. Currently, Consolidated Amusement owns and operates a parking attendant booth on this site. The total proposed developed area will be 31,705 square feet with a Floor Area Ratio of 1.55.

Clearing and grubbing will consist of removing the existing asphaltic concrete paving, some mock orange hedging, and relocating three coconut trees. The site is predominantly flat, therefore, grading will also be minimal except at the future ground plane requirements. The existing paved sever easement will be relocated to the parking access land, and repaved with asphaltic concrete, and landscaped at the street front. Estimated cost of the project is approximately \$3,560,218 (1989 U.S. Dollars).

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

HAWAII

KEALAKEHE PLANNED COMMUNITY

Location: North Kona, Hawaii
TMK: 7-4-08:17 & 43
7-4-19:43

Please send your comments to:

Proposing Agency: Housing Finance and Development Corporation, Attn: Carleton Ching
7 Waterfront Plaza, Suite 300
500 Ala Moana Boulevard
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The project area is proposed for reclassification to the State Land Use Urban District to accommodate the development of a master planned residential community consisting of up to approximately 5,000 affordable and market units. The precise number of units and their configuration will be determined in the course of the preparation of a master plan for the project. The precise location and configuration of additional uses, including recreational, civic and community, public facilities, schools, churches, day care centers, and supportive infrastructure will also be determined during the master planning phase of the project.

The proposed project consists of an approximately 840 acre portion of the Kealakehe ahupuaa and a 150 acre portion of the Keahuolu ahupuaa, both mauka of the Queen Kaahumanu Highway in North Kona. It is bordered by the Kealakehe Landfill and a portion of the Keahuolu ahupuaa to the south, existing Kealakehe residential developments to the east, the Kailua Quarry and the ahupuaa of Honokohau to the north, and Queen Kaahumanu Highway and the makai lands of Kealakehe to the west.

Existing uses on the property include the County of Hawaii Kealakehe landfill and the County Police Substation. The landfill located at the southwestern corner of the project site presently includes two facilities: a rubbish dump which occupies about 15 acres of land, and a solid waste transfer station. Total acreage for the landfill is about 30 acres. The county plans to close the landfill and relocate it to another site in West Hawaii at Puuanahulu. It is unclear at this time what the timetable for closing and relocating will be.

The scale of the proposed development is intended to be typical of a residential community, with densities ranging from 5 to 7 units per acre. As mentioned earlier, the precise design of the community and proposed lot sizes have not been determined. The project is proposed to be master planned and implemented in phases. Full build

out of the project is projected in approximately 20 years. Total residential on-site infrastructure development cost of the project will be approximately \$150 million (5,000 units @ \$30,000 per unit). Off-site infrastructure costs will be approximately \$72 million. These estimates are based upon a concept feasibility study prepared for the project in 1988.

MAUI

KULA WATER SYSTEM RESERVOIR

Location: Makawao, Maui
TMK: 2-4-10:01

Accepting Authority: Governor, State of Hawaii

Proposing Agency: Department of Land and Natural Resources

Please send your comments to:

Consultant: Chester Koga
R.M. Towill Corporation
420 Waiakamilo Road, #411
Honolulu, Hawaii 96817-4941

Deadline: April 7, 1990

The Department of Land and Natural Resources proposes to construct a 100-million gallon water reservoir on the northeastern slope of Haleakala, in the Makawao District. The reservoir will serve the Kula-Makawao Water District.

The project site consists of 50 acres of land currently in pasture. The reservoir will cover approximately 30 acres and will have a water surface area dimensional requirements of 1,150 feet x 870 feet. The reservoir will be lined with concrete and will have a depth of 30 feet. Excavation work will require the removal of 495,000 cubic yards of earth.

The project is intended to eliminate deficiencies that exist in the current water supply system by providing additional water storage capacity. The existing reservoirs have 1.2 million gallons of storage capacity. The additional supply will service both agricultural and domestic users. The estimated cost of the project is \$12.2 million.



OAHU

KO OLINA PHASE II - DEVELOPMENT PLAN
AMENDMENT

Location: Ewa, Oahu
TMK: 9-1-15:18 & 04

Accepting Agency: City & County of Honolulu
Department of General Planning

Applicant: West Beach Estates

Please send your comments to:

Consultant: Ernest Takahashi
Wilson Okamoto & Associates, Inc.
1150 South King Street, Suite 800
Honolulu, Hawaii 96814

Deadline: April 7, 1990

West Beach Estates is requesting an amendment to the Ewa Development Plan Land Use Map to effect certain desired adjustments in the designated land use boundaries on portions of 372.6 acres of land in Ewa in order to proceed with the Ko Olina Phase II development. The Land Use Map for the site currently provides for Low and Medium Density Apartments, Commercial, Park (Golf Course), and Public Facility. While no major changes are proposed from the land use designations currently allowed, some minor realignments and shifting of acreage within the project site are desired to provide a land use scheme which improves compatibility among uses.

The project site is situated within the Ewa District, approximately 20 miles west of Honolulu. The master plan for Ko Olina Phase II calls for the development includes the following:

o Golf Course - The golf course development will consist of an 18-hole championship golf course. The golf course development will include a clubhouse facility, parking lot, maintenance facility and driving range. Grading and landscaping are anticipated to provide water features, tree massing, bunkers, and earth berms and mounds.

o Low and Medium-Density Apartments - Low and medium-density apartments are planned in four clusters within the Phase II site. A total of 1,500 low density and 2,000 medium density apartments are planned on 156.2 acres of land. Low density apartments on the west end include a 23.1-acre site surrounded by the golf course, and an 18.2-acre and 11.4-acre site adjacent to low density apartments in Phase I. Elsewhere, a 30.9-acre site in the middle of the Phase II area and a 21.9-acre site northwest of the commercial parcel are also planned for low density residential. The low density units will be developed at a density of 14.2 units per acre, with a maximum height limit of 30 feet.

Medium density apartments are planned west of the commercial parcel on 28.3-acre and 22.4-acre sites. The 2,000 units will be developed at a density of 39.5 units per acre, with a maximum height limit of 60 feet. Access to the low and medium density apartment sites will be from the main collector road which will be extended from the Phase I area to and along the southern boundary of the Phase II site to Kalaeloa Boulevard. A 0.5-acre parcel at the southeast end of the site is designated Public Facility as part of a future transit station site.

o Commercial Parcel - The 32.9-acre commercial parcel on the east end of the project site is planned to accommodate a shopping center with retail and office space. The total commercially leasable area will be approximately 600,000 square feet. The tenant mix in the shopping center could be a combination of urban service, food service, and retail and resort facilities. The office development would target the service businesses needed to support urban development in the Ewa area as well as provide economical office alternative for those currently occupying space in Honolulu's central business district.

o Park Relocation - The existing 5.8-acre Kamokila Neighborhood Park is proposed to be relocated to the western end of the project site. The Park acreage would be increased to 9.5 acres upon redevelopment.



HONOLULU INTERNATIONAL AIRPORT MASTER PLAN
2010

Location: Honolulu, Oahu
TMK: 1-1-01; 1-1-02; 1-1-03; 1-1-04; 1-1-14;
1-1-15; 1-1-16; 1-1-70

Proposing State Department of Transportation
Agency: Airports Division

Please send your comments to:

Consultant: James G. Dittmar
Edward K. Noda and Associates, Inc.
615 Piikoi Street, Suite 1000
Honolulu, Hawaii 96814

Deadline: March 10, 1990

The State of Hawaii, Department of Transportation, Airports Division is proposing several interrelated Honolulu International Airport projects over the next twenty-year period. The following identifies the major known projects that are presently underway or will be initiated over the next twenty years:

- o Construct Designated High-jack Hardstand
- o Improve/Expand Overseas Terminal and Aprons
- o Modify Central Concourse Gates for International Arrivals
- o Construct New Interisland Terminal and Apron
- o Construct North Ramp Commuter Facility
- o Relocate North Ramp and Diamond Head Service Court Tenants and Construct New International Terminal Building (ITB)
- o Relocate Honolulu International Airport Satellite Fuel Farm
- o Construct South Ramp Facilities
- o Construct Ramp Service Road
- o Install Automated Passenger Ride System
- o Expand/Upgrade Base Maintenance Facility
- o Acquire Land for Airport Use
- o Relocate North Ramp Airfield Rescue and Fire Fighting Station
- o Construct Airport Hotel/Overseas Parking Structure
- o Construct Additional Parking Structure
- o Construct Link to Honolulu Rapid Transit System
- o Construct Central Chiller Plant
- o Construct New Electrical Power Substation and Distribution System
- o Reroute Aolele Street - Provide New Ground Level

- East Access Roads
- o Construct Engine Run-up Hush House
- o Install Microwave Landing System
- o Construct New Interisland Aircraft Maintenance and Cargo Facilities Subdivision and Realign Taxiways
- o Hydrocarbon Remediation Project

Master planning and preliminary engineering work are underway for some of the projects listed above. The Interisland Terminal Project, International Terminal Building and portions of the South Ramp projects have been the subjects of separate Environmental Assessments. The preliminary construction costs and schedules of the proposed Honolulu International Airport improvements listed above are presently estimated to be approximately \$2.1 billion (1989 dollars).

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LANIKAI FLOOD CONTROL PROJECT, PHASES 2, 3 AND
4 - SUPPLEMENTAL EIS PREPARATION NOTICE

Location: Koolaupoko, Oahu
TMK: 4-3-01 thru 05

Please send your comments to:

Proposing City and County of Honolulu
Agency: Department of Public Works
Attn: Mel Takakura
650 South King Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed action is the construction of drainage improvements in the community of Lanikai to relieve the flooding problem in the area. A final EIS was prepared for the Lanikai Flood Control Project, Phase 1, and the notice of acceptance was published in the December 8, 1989, OEQC Bulletin. This proposed Supplemental EIS Prep Notice is for the remaining three phases:

Phase 2 - Construction of a concrete drainage channel along the entire length of the "Lanipo Ditch" from the existing outlet at the beach to the end of the development. The proposed channel will be designed to handle a storm with a 100 years recurrence interval.

Phase 3 - Reconstruction of Mokulea Drive with adequate longitudinal and transverse slopes for drainage. Included

in the proposed improvements are concrete curbs and gutters and an underground drainage collection system. Also included in Phase 3 is the extension of the drain outlet into the ocean to eliminate the sand blockage problem presently being experienced at the drain outlet that terminated at the beach.

Phase 4 - Work in this Phase would include construction of concrete curbs and gutters at strategic locations on Aalapapa Drive, Mokolea Drive, Kehaulani Drive and Poopoo Drive to collect and convey the runoff to discharge into the new "lanipo" drainage channel to be constructed in Phase 2 or to the new drain pipe extension into the ocean proposed in Phase 3.

Estimated cost of this project is \$5,568,000.

PEARL CITY COMMERCIAL CENTER - DEVELOPMENT
PLAN LAND USE MAP AMENDMENT

Location: Pearl City, Oahu
TMK: 9-6-03:22, 23 & 46

Accepting Authority: City and County of Honolulu
Department of General Planning

Applicant: KCOM Corporation

Please send your comments to:

Consultant: David B. Bills, P.E.
Vice President
Gray, Hong, Bills and Associates
119 Merchant Street, Suite 607
Honolulu, Hawaii 96813

Deadline: April 7, 1990

The applicant requested a Development Plan Map Amendment for redesignation of approximately 4 acres of land within the fringe of Pearl City from "Preservation" and "Public Facility" to "Commercial" to facilitate the establishment of a commercial center described in greater detail within this Development Plan amendment application.

The subject property is located on the western fringe of Pearl City, mauka of the H-1 Freeway and east of the Waiawa Interchange. The site extends eastward to the eastern edge of Waiawa Stream. Kamehameha Highway

runs along its northern boundary. Farrington Highway runs along its southern boundary and Waiawa Drive marks its western boundary.

The site's four single family residential structures is scheduled to be demolished by February 1, 1990. The property was once the site of a church and was probably designated for public and quasi-public uses on the Development Plan Land Use Map for this reason. The site development plan proposes a commercial center composed of at least 42,300 square feet of retail and office space on two floors fronting Farrington Highway. The project's preliminary design concept includes further cut-and-fill grading of the site in order to expand the existing plateau on which the main level of the proposed commercial center would be built. An additional parking level would be built at lower elevations on the eastern side of the site within the "floodway." Cut-and-fill grading and the construction of retaining walls would be needed to provide parking on this level. Drainage would be directed toward the stream side of the property. Estimated cost of this project will probably exceed 5 million dollars.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority

with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

HAWAII

HONOKOHAU INDUSTRIAL PARK

Location: North Kona, Hawaii
TMK: 7-4-08:26 & 49

Please send your comments to:

Accepting Authority: State Land Use Commission
335 Merchant Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to OEQC and:

Applicant: Robert S. McClean
c/o David R. Curry
Helber, Hastert & Kimura, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Deadline: March 9, 1990

The applicant, Robert S. McClean, seeks incremental districting of the 89.5-acre property to develop the site for light industrial, commercial, and service-related uses. The proposed project is composed of two increments.

Increment I is a 45.5-acre development intended to provide space for light industrial activities which generally require larger lots and open storage areas. Increment I proposes the following:

- o continuation of ready-mix concrete and quarrying operations of West Hawaii Concrete;
- o sale of boats and marine products and the continuation of the storage, construction, repair and maintenance of boats and other marine-related activities;
- o sales of lumber, hardware and other construction materials and services, and the manufacture of lumber products;
- o development of self-storage facilities;
- o development of an automotive repair and service center, and an automotive sales lot for new and/or used cars;
- o storage of trucks, buses and construction

- equipment;
- o Office and storage facilities for contractors and small businesses, and production and sale of nursery products.

Increment II is proposed to be developed for commercial and service-related uses. This includes uses intended to support proposed civic activities at Kealakehe, along with uses that would support the general economic development of the region. Specific types of activities might include offices, restaurants and other related commercial operations, as well as wholesale services to retail businesses, businesses which produce local consumer goods, services which support the local building industry, light manufacturing, etc.

The project site is located about three miles north of Kailua-Kona, approximately 1,000 feet mauka of the Queen Kaahumanu Highway northeast of the Honokohau Small Boat Harbor. The makai 74.6 acres of the project site lie within the General Sub-zone of the State Conservation District. The mauka 14.9 acres are in the State Agricultural District.

MOLOKAI

MAKOLELAU DISTRICT - NEARSHORE DESILTING PROJECT

Location: Makolelau, Molokai
TMK: 5-5-01:38

Please send your comments to:

Accepting Authority: Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

with a copy of your comments to OEQC and:

Applicant: Grace Land Investments, Inc.
c/o William A Brewer, Brewer/Brandman Associates
1188 Bishop Street, Suite 3411
Honolulu, Hawaii 96813

Deadline: April 22, 1990

The proposed action involves the removal of an estimated 5,000 to 10,000 cubic yards of accumulated silt deposits from the nearshore and intertidal zone. The proposed project site encompasses an area of about six acres and is located between Panahaha and Kawi Fish Ponds. Both fish ponds and adjacent uplands are owned in fee by the applicant. The objective of this project is to restore the recreational potential of a 600-foot-long beach.

A six-inch portable hydraulic cutterhead suction dredge, deployed on pontoons, would be utilized to remove unconsolidated deposits and restore the natural grade to the nearshore and intertidal zones. The dredge can move approximately 200 cubic yards of material per hour up to a distance of 3,000 feet. Dredge spoils, consisting largely of silt, would be pumped via pipeline to a previously cleared dewatering site located on the north side of Kamehameha V Highway (East Molokai Road). The dewatering site encompasses about 2.25 acres of generally flat, previously disturbed, Agriculture-zoned land. The pipeline would be routed under the highway through an existing drainage culvert. The project would be undertaken and completed within six months following issuance of appropriate permits.

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Malaekahana site preliminary plans consist of a single 18-hole championship, daily-fee golf course and support facilities. Course completion is expected to be by 1994. A single clubhouse will serve the 18-hole course. The clubhouse would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities for 90 golf carts. Cart storage is expected to account for approximately 5,000 square feet or approximately one-half of the clubhouse area. The clubhouse will be served by a driving range and putting green. The clubhouse will be provided with an appropriate number of parking stalls.

The site was once part of the Kahuku Sugar Company. Since the early 1970's when those operations ceased, the land has been vacant except for grazing operations. Currently, most of the property is being used by the Gunstock Ranch for grazing 100 head of cattle and 40 horses, and for boarding about a dozen horses. The Malaekahana State Park occupies the area across the highway, while the mauka area of the site adjoins the military lands of the Kahuku Training Area and pastures used for grazing.

Approximately 100 acres of the 200 acre project site will be reshaped to some extent. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at about \$9 million.

OAHU

COUNTRY COURSES AT KAHUKU (MALAEKAHANA)

Location: Koolauloa, Oahu
TMK: 5-6-06:02 & 06

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to OEQC and:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

COUNTRY COURSES AT KAHUKU (PUNAMANO)

Location: Koolauloa, Oahu
TMK: 5-6-05:01, 02, 05, 06 & 07
5-6-01:21

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to OEQC and:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: March 25, 1990

The proposed Country Courses at Kahuku, Punamano site preliminary plans consist of three 18-hole championship, daily-fee golf courses. Two clubhouses are proposed to serve the three courses. A driving range and two putting greens as well as an appropriate amount of parking will be provided.

The approximately 605-acre proposed project site at Punamano is located at the north end of the windward side of Oahu, within the Koolauloa Development Plan area. The property lies along the mauka side of Kamehameha Highway, approximately two miles west of the Kahuku community and is immediately east of the Turtle Bay Resort at Kuilima. The project area and all adjacent areas are designated as agriculture by the State Land Use Maps and the Koolauloa Development Plan Land Use Map. There are no existing or proposed public facilities in the project boundary, however, a sewer treatment plant (presently under construction) and a Hawaiian Electric Company facility are located adjacent to the site. Improvements within the Kamehameha Highway right-of-way (water) are also proposed along a portion of the site.

Land uses of properties adjoining the Punamano site include military to the southwest, agricultural to the south and east, and aquaculture on the northeast. Across Kamehameha Highway, north of the site is the Tanaka Store, a well-known landmark, which is a small grocery store and gas station. Farther west along Kamehameha Highway lies the Kuilima Resort and complex. The site was once part of the Kahuku Sugar Company, and until the early 1970's was cultivated in sugar cane. Since 1973, the project site has been leased to Amorient Aquaculture International, a local company. The lands currently lie fallow.

Clubhouse (1) will serve the two 18-hole courses located in the southeastern area of the site. The clubhouse will be approximately 17,000 to 20,000 square feet, with a starting facility, proshop, lockers, restaurant/lounge, restrooms, an administrative office and storage and

maintenance facilities. Approximately 10,000 square feet of the clubhouse area will be dedicated to cart storage.

Clubhouse (2) will serve the 18-hole golf course located on the northwest side of the site and would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, proshop, lockers, restaurant/lounge, restrooms, and cart storage and maintenance facilities. Cart storage is expected to account for approximately 5,000 square feet of the clubhouse area. Completion of all courses is estimated to be by 1998.

Approximately 325 acres of the site will be developed into tees, greens fairways, driving range and putting greens. The remaining 280 acres will serve as roughs, or be improved into clubhouses, parking areas or maintenance facilities. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at approximately \$28,500,000. for the three courses to include engineering, surveys and on and off site costs.

KAWELA BAY DESILTING PROJECT

Location: Koolauloa, Oahu
TMK: 5-7-03:various

Please send your comments to:

Accepting Authority: State of Hawaii, Department
of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

with a copy of your comments to OEQC and:

Applicant: Kuilima Development Company
1001 Bishop Street, Suite 2000
Honolulu, Hawaii 96813

and: George Akita
c/o Group 70, Limited
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: April 9, 1990

The proposed project involves removal of approximately 1,800 cubic yards of silt and clay sediments from a 0.66 acre area of Kawela Bay in its southeastern portion. The removal of these sediments is the primary goal of the project, in order to improve water clarity and eliminate the silt/clay bottom texture in the swimming, snorkeling and wading area offshore of the two planned new resort hotels.

The desilting equipment will remove the top six to 12 inches of sediments in this area utilizing a suction device. Hard, consolidated substrate areas will not be altered or excavated. Material that cannot be removed by this equipment will not be removed by any other means.

The silt and clay material will be pumped into a containment pond on 0.34 acres in the nearshore upland area adjacent to the desilting project. This containment facility will allow dewatering of sediments along with drying and compaction. The storage capacity of this facility will be adequate to accommodate desilting materials and the residence time will be sufficient to allow removal of suspended sediments from the water. Water returning to the ocean from the containment area will have turbidity levels that are equal or better than that measured in this portion of Kawela Bay.

The dewatered sediments will be removed to golf course construction areas on the applicant's property, if useable; if not, it will be land filled. The total duration of the desilting, dewatering and disposal operations will be two months for operations and one month for mobilization and demobilization.

Following the desilting operation, approximately 1,000 cubic yards of crushed basalt gravel and 5,000 cubic yards of calcareous sand will be placed at the silt removal site. The sands will fill the depressions in the bottom through this area of the Bay. This action is expected to improve circulation in this part of the Bay and reduce the likelihood of a recurrence of the problem. Sand will be imported onto the property by trucks and stock piled near the project site. Using amphibious earth moving equipment or hydraulic pumping, this sand will be transported offshore to fill the bottom areas. The filling project will require approximately two weeks to complete.

WOMEN'S COMMUNITY CORRECTIONAL CENTER

Location: Koolaupoko, Oahu

TMK: 4-2-06:02

Please send your comments to:

Accepting Authority: Governor, State of Hawaii
c/o Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Proposing Agency: Department of Accounting and General Services
c/o Duk Hee Murabayashi, DHM Planners Inc.
1188 Bishop Street, Suite 2405
Honolulu, Hawaii 96813

Deadline: March 9, 1990

The State of Hawaii, Department of Accounting and General Services, and Department of Corrections, is proposing to expand the Women's Community Correctional Center on 573-acre parcel of land owned by the State. The new correctional center will be developed on the mountain side of Kalaniana'ole Highway on a 14-acre site currently occupied by the Main Facility of the Women's Community Correctional Center.

The proposed facility will be developed in phases and is designed to eventually house a maximum of 250 female offenders. PHASE I construction will create space for 150 female offenders. One hundred (100) of these spaces will replace the existing dilapidated security elements of the Main Facility. PHASE II construction will provide room for an additional 100 female offenders.

The proposed facility will be grouped in the following functional areas:

- o Branch Administration - The existing Hookipa cottage will be rehabilitated into office spaces for the correctional staff.
- o Housing - Five new housing cottages, totaling 56,425 square feet, will be constructed to house female offenders.
- o Support-Services Building - A one-story building, totaling 31,056 square feet, will be constructed to house support services for the correctional center.
- o Support-Programs Building - A one-story

building, totaling 34,041 square feet, will be constructed to house support programs for the center.

- o Outdoor Facilities - Outdoor facilities will include a covered recreation area, maintenance yard, and a warehouse apron. There will be 153 paved parking stalls in the designated outdoor parking areas, including stalls for the handicapped, staff and visitors.

The new buildings will be located mauka of the existing Hookipa Cottage. The vehicular access to the facility will remain from Kalaniana'ole Highway with a new 900 linear foot access roadway, comprising a total of 2 acres, being developed from the current access road entrance to the proposed facility.

OCEANIC INSTITUTE MASTER PLAN FOR THE CENTER
FOR APPLIED AQUACULTURE

Location: Makapuu Point, Oahu

TMK: 4-1-14:04

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of Land Utilization
Environmental Affairs
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

with a copy of your comments to OEQC and:

Applicant: The Oceanic Institute
c/o Applied Analysis, Inc.
Robert Rowland
P. O. Box 10631
Honolulu, Hawaii 96816

Deadline: March 9, 1990

The Center for Applied Aquaculture Master Plan is a revision of the existing Oceanic Institute Master Plan on file with the Department of Land and Natural Resources. The Center for Applied Aquaculture is located at Makapuu Point.

The United States Congress has appropriated \$6.125 million through the United States Department of

Agriculture Cooperative State Research Service for the construction of the Center for Applied Aquaculture. The State of Hawaii is matching the federal appropriation with a \$5 million grant administered by the Department of Land and Natural Resources through the Division of Water and Land.

Operations will include:

- o Applied research to solve operational and production problems of commercial aquaculture operations.
- o Fin-fish and crustacean maturation, hatchery, and grow-out technology development.
- o Aquaculture nutrition research.
- o Aquaculture information services, including design, engineering, economics, and management of aquaculture operations.
- o Industry assistance, including training, prototype development, and effluent/discharge analysis.

The Center for Applied Aquaculture is an applied aquaculture research facility supporting the development of commercial aquaculture in Hawaii and the United States. The Center will be equipped to provide services to the commercial aquaculture industry that are unavailable from traditional sources.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii

TMK: 2-1-12:106, 107, & 108

Proposing Agency: Department of Business and Economic Development

Accepting Authority: Governor, State of Hawaii

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

Initially published as a Final EIS on December 23, 1988.

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, 09

Proposing Agency: Housing Finance and Development Corporation

Accepting Authority: Governor, State of Hawaii

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

The State of Hawaii, Housing Finance and Development Corporation (HFDC), is proposing to develop about 4,800 residential units on approximately 1,120 acres in the Wahikuli area of Lahaina, Maui. HFDC estimates that it will take 10 years to complete the project. The cost of the project is estimated at between \$660 and \$700 million, excluding the golf course, which will be developed by private interests.

HFDC's role in the project is to obtain necessary land use designations, provide for economic incentives, and construct necessary infrastructure. Actual development of the homes will be by private interests following HFDC guidelines.

The lands on which the project is planned are ceded lands owned by the State of Hawaii. These lands are currently designated for agricultural use by the State Land Use Commission. A portion of the project falls within Maui County's Special Management Area.

Of the 4,800 units, approximately 67 percent will be within the affordable price range and about 33 percent will be market priced. The project will include single family homes as well as multifamily dwellings. Rental and sale units will be offered. A portion of the project will be dedicated to elderly and special needs groups.

OAHU

HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

Location: Honolulu, Oahu
TMK: 3-1-42:09 & 33

Proposing Agency: Department of Accounting and General Services

Accepting Authority: Governor, State of Hawaii

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

Initially published as a Final EIS on August 8, 1989.

KEEHI LAGOON RECREATION PLAN

Location: Honolulu, Oahu
TMK: 1-1-03:01, 03, 05, & 06
1-2-23:33, 39, & 44
1-5-41:03

Proposing Agency: Department of Transportation Harbors Division

Accepting Authority: Governor, State of Hawaii

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

The Department of Transportation, Harbors Division, proposes to implement a Recreation Development Plan for Keehi Lagoon. Major improvements that are planned are as follows:

o Hawaiian Canoe Center

The Canoe Center development consists of improvements on the peninsula adjacent to Nimitz Highway between Moanalua and Kalihi Streams, on the shoreline fronting Keehi Lagoon Park, and on the opposite shoreline fronting the Kalihi-Kai industrial subdivision.

Phase 1 improvements to the existing park include a raised judges stand, elevated landscaped mounds for spectator viewing, paved access roads and increased parking for about 150 cars and 40 trailers, designated areas for overflow parking, outdoor showers, a public comfort station, a bicycle trail, and designated canoe landing and crew staging area.

Phase 2 improvements will provide a parallel staging area to the course and marine "stadium" facilities for training and international regattas with media coverage. Included in this phase are pedestrian inter-connections linking the entire Canoe Center development area, passive shoreline park-space, comfort station, paved access roads and increased parking, in-water work to deepen the canoe race course and placement of beach sand on the Keehi Lagoon Park shoreline.

Phase 3 improvements include exhibition areas, meeting rooms, club house amenities, canoe storage area, administration offices, restaurant, and other commercial activities.

The plan for providing a parallel staging area to the course on the Kalihi-Kai shore would require approximately 80,000 cubic yards of fill material. A total of approximately 2,000 linear feet of shoreline stabilization structures would be required for the perimeter shorelines. Approximately 5,000 cubic yards of beach sand fill would be placed on the Keehi Lagoon shoreline to improve access into the water.

The layout of the 1/2-mile race course has sufficient space for 12 racing lanes, each 80 feet wide. Dredging within the upper reaches of the water course will be necessary to provide consistent water depths of 10 feet through the entire race course, and to provide navigable access to the peninsula.

o Pier 60 Marina

Pier 60 is an existing barge dock used by Ameron to off-load sand and gravel for their concrete batch plant located nearby in the Sand Island Access Road industrial subdivision. Three marinas are presently situated along this shoreline: La Mariana Sailing Club, Keehi Marine Center, and the State's Keehi Small Boat Harbor.

Pier 60 consists of an approximate 450 feet long low lying bulkhead earth-fill dock. Water depths average about 20-30 feet in the barge basin. New shore stabilization may be required, depending on the condition of existing bulkheads. Additionally, improved stabilization for 300 feet of shore frontage will be required.

Approximately 185 boats with an average slip size of 42 feet will be accommodated.

o Lagoon Drive Marina

To meet the present demand for boat slips, a major marina facility is proposed along this shoreline capable of berthing about 800 boats.

Approximately 760,000 cubic yards of fill material will be required to provide the land-side space for the marina within the Seaplane runway. About 300 feet of shoreline fill extension would provide sufficient back-up space for parking, harbor support facilities and ancillary facilities. Since water depth in the Seaplane runway within the limits of the proposed development averages about 12 feet and sufficient for recreational small crafts, no dredging will be required.

The plan also includes a ferry transit landing and terminal that will be part of the water transit system for Oahu. This ferry landing will be the terminal servicing the Airport area for workers commuting to the Airport vicinity. It is also envisioned that passengers deplaning at the Airport could be bused to the Lagoon Drive terminal and ferried directly to Waikiki and other resort destinations at Ewa and Barbers Point.

o Triangle Development

The triangle site was selected for the location of

a Yacht Race/Ocean Sports Complex that can host major yacht racing events such as the America's Cup.

The triangular shaped area in central Keehi Lagoon is bordered on all sides by the former Seaplane Runways. About one half of the approximate 300 acre triangle area has previously been dredged to about 10 feet depth or less, while the remaining area is shallow reef and mud flats. In conjunction with the construction of the Yacht Race/Ocean Sports Complex, this shallow triangle area provides a opportunity to develop major recreational, commercial, and industrial infrastructure to support five economic growth areas in the State:

- o Honolulu International Airport and aeronautical activities;
- o Honolulu Harbor and commercial maritime activities;
- o International and regional yacht racing and recreational boating activities;
- o Other ocean recreation activities for residents and tourists;
- o Ocean research and education activities.

Land reclamation for the Triangle development will require major filling on the shallow reef and mud flats in the center of the lagoon to create up to 250 acres of fast lands. Dredging will be required to provide sufficient water depths within the berthing basin as well as within the Seaplane Runway. Approximately 3.7 million cubic yards of fill material will be required, and approximately 2.2 million cubic yards of dredging will be required. The dredged spoils can be used to supplement the fill material requirements for land reclamation of the Triangle. However, there would still be a need to import about 1.6 million cubic yards of fill material from off-site.

A bridge, similar to the new Sand Island bridge, will be required to provide access to the Triangle. The preferred location for the bridge is off Lagoon Drive, through the Lagoon Drive Marina complex. The bridge would span about 900 feet of open water.

- o Sheltered Swimming Beach

The west shore of Sand Island facing Keehi

Lagoon is the presently undeveloped portion of Sand Island State Park. The shallow reef flat at the southern end of the Seaplane Runway provides a suitable location for the construction of a sheltered swimming beach. There is a proposed plan for a 1,000 foot long, 150 foot wide beach protected by a shore-connected breakwater. The breakwater would be constructed at the reef edge, with beach sand fill placed on the lagoon side of the breakwater. Because of the shallow water depths on the reef flat, minor dredging of the reef flat in front of the beach would provide a slightly deeper swimming area. A narrow undredged strip of reef flat will be left intact to separate the swimming area from the deep Seaplane Channel with large boulders placed on the reef to visually mark the boundary.

The City and County of Honolulu will construct park improvements along the west shore of Sand Island in exchange for State lands on the mauka side of the park for the relocation of the City and County's Baseyards from Kakaako. The sheltered swimming beach is not part of the improvements to be constructed by the City and County. State funds of approximately \$1.8 million will be necessary to implement this development project.

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BAYVIEW GOLF COURSE EXPANSION

Location: Kaneohe, Oahu
TMK: 1-4-5-08:38
1-4-5-30: 01, 03, 06, 09, 20, 30, 36, 37, 40, 42, 44, 45 & 46
1-4-5-59:33 through 36
1-4-5-104:48 through 54

Applicant: Pacific Atlas (Hawaii), Inc.
c/o Tyrone T. Kusao, Inc.

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Status: Currently being processed by the
Department of Land Utilization

The applicant proposes to expand the Bayview Golf Course into an 18-hole regulation golf course. The total project site encompasses approximately 140 acres in

Kaneohe, Oahu.

The project site is bounded by Kaneohe Bay to the north and Kaneohe Bay Drive to the south. Puohala Elementary School and Playground, as well as the Puohala Subdivision, is to the west.

Support facilities for the project include:

- o Clubhouse - This facility will provide a gathering place for golfers, as well as contain administrative offices. The clubhouse will have a dining room, courtyard and meeting rooms.
- o Other Recreational Amenities - Tennis courts and a swimming pool will be provided to serve facility users.
- o Maintenance Shed - This facility will house maintenance equipment and provide a base for maintenance-related activities.
- o Parking - A double-deck garage will contain approximately 230 parking stalls.

The proposed golf course will be a privately-owned membership club. Local residents are expected to comprise approximately half of the total membership. Membership fees for local residents will be comparable to other private golf clubs on Oahu.

Phase 1 of the project includes eleven holes of the proposed course and the clubhouse. The remaining holes and residences will be in Phase 2. Access to the golf course, clubhouse and residences will be through Kaneohe Bay Drive.

The project also includes the construction of 40 residential units. The residential units are intended mainly to rehouse those that have been displaced by the project and will be located on and near Kaneohe Bay Drive. The lots will be approximately 5,000 to 7,500 square feet.

HONBUSHIN MISSION INTERNATIONAL OF HAWAII

Location: Mililani, Oahu
TMK: 9-5-01:65

Applicant: Honbushin Mission International of Hawaii
c/o Gerald Park, Urban Planner

Accepting Authority: City and County of Honolulu
Department of General Planning

Status: Currently being processed by the Department of General Planning

Honbushin Mission International of Hawaii is requesting a State Land Use District Boundary Amendment from an Agricultural to Urban designation and an amendment to the Central Oahu Development Plan from Agriculture to Public and Quasi-Public Use. The requested changes in land use designations are for 15 acres in the ahupuaa of Waipio in the Ewa District. The property is a part of a larger 143-acre parcel.

The Honbushin Mission desires to establish facilities for a retreat program of meditation, physical exercise, seminary training, and meetings in addition to its continuing agricultural activities. The retreats are planned for up to 120 participants, who would gather for sessions lasting five weeks. Four sessions per year are proposed.

Participants will be housed in two new attached buildings to be constructed on the western edge of the property. The two-story, 28,700-square-foot buildings will have 36 lodging units with bath facilities but no kitchens.

Two separate, new buildings of approximately 1,400 square feet each will be constructed for use as a seminary training center. The buildings will accommodate ten men and ten women.

An existing, one-story, 3,900-square-foot garage will be renovated and converted into an eight-unit dormitory accommodating 24 volunteer farm workers. There will be bathing facilities but no kitchens.

A second existing garage of approximately 3,900 square feet will be converted into four attached dwelling units to house the Mission's staff of 15 to 20 people, including the staff's families. These units will be equipped with kitchen and bath facilities.

A new single-story, 2,600-square-foot kitchen and dining room will be constructed to provide meals to persons on-site.

A second greenhouse of approximately 5,400 square feet will be erected adjacent to an existing greenhouse. The 15-foot high structure will be constructed of steel framing, with fiberglass roof and walls.

A 17,000-square-foot outdoor earthen amphitheater will be constructed. The floor will be set four feet below grade with a 4,000 square foot triangular stage.

A 1,600 square foot ceremonial tea house will be constructed on a point of land overlooking Waipio Acres in the southwestern corner of the property. The wooden structure will be oriental in design and sited amidst a landscaped Japanese garden.

An existing parking lot will be supplemented by two new lots. A six-stall lot with a loading space will be constructed to the immediate south of the proposed kitchen and dining building. A second parking area with space for 18 vehicles, four buses and two loading spaces will be constructed to the north of the central warehouse building. This second lot adjoins the existing parking lot.

WAIKIKI LANDMARK - REVISED

Location: Waikiki, Oahu
TMK: 2-16-14:39, 41, 43, 44, 49, 50, 52-56, & 59

Applicant: Bel-Landmark Inc.
c/o Eric Parker, DHM Planners, Inc.

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Status: Accepted by the City and County of Honolulu, Department of Land Utilization on February 21, 1990.

Bel Landmark Inc. proposes to construct a mixed-use residential/commercial development on a 2.856-acre site referred to as the "Waikiki Triangle." The site is bordered by Ala Wai Boulevard, Kalakaua Avenue, and McCully Street. It is located within the Resort Commercial Precinct of the Waikiki Special District.

The proposed Waikiki Landmark will include:

- o 188 residential condominiums,
- o 30,553 net square feet of commercial space, including retail stores and restaurants, and

- o 589 parking stalls.

The development concept is twin towers with a height of 320 feet. The design will consist of two slender towers connected at the top five floors with 80 feet of open space between the towers.

The Final EIS for this project was withdrawn by the applicant when it became apparent that:

- 1) the potential for the future development of a rapid transit station on a portion of the property needed to be addressed in greater detail,
- 2) existing and pending modifications to the zoning regulations and their relationship to the proposed development needed to be clarified, and
- 3) additional information on issues such as the effects of dewatering during construction was needed.

The Department of Land Utilization has resubmitted this document as a Revised Draft EIS to address these issues. The review period for this project has past, and now the applicant has submitted a Revised Final EIS for acceptance.

If all government approvals are obtained as projected, the construction is expected to begin in the summer of 1990 and be completed in the summer of 1992.

NOTICES

AVAILABILITY OF REPORT

HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

EIS ADVISORY

ENVIRONMENTAL ASSESSMENTS AND NOTICES OF DETERMINATION

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in the documents which will substantiate statements and decisions. (e.i. There should be substantiating evidence to justify the statement that there will be no environmental impacts.)

Per Section 10, Chapter 200 of Title 11, Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

MEETING NOTICE

HAWAII RECYCLING EXPO

Location: AMFAC Exhibition Hall
Corner of Merchant & Fort Street
Date: March 27, 1990
Time: 9:00 a.m. - 2:00 p.m.

An Earth Day 1990 Event sponsored by the State Office of Environmental Quality Control and the Hawaii Recycling Association. Come and see the latest in recycling technology and find out what you can do, and what others are doing to preserve our aina for the people of Hawaii.

OAHU WASTEWATER MANAGEMENT

Sponsor: Hawaii Association of Environmental Professionals
Location: American Lung Association
245 North Kukui Street
Date: April 10, 1990 (Tuesday)
Time: 4:15 - 5:30 p.m.

Dr. Kenneth Sprague of the Board of Water Supply will be the moderator for this seminar. The following is a list of topics to be discussed at the seminar:

Ecological Concerns - Dr. John Harrison (UH Environmental Center)
Health Concerns - Dr. Roger Fujioka (UH Water Resources Research Center)
Engineering and Economic Concerns - James Honke (Honolulu Public Works Wastewater Management)

For more information, contact Bill Corwin at 836-0555.

DEPARTMENT OF LAND AND NATURAL RESOURCES

State Office Building
P. O. Box 621
Honolulu, Hawaii 96809

Suspense: _____

TO:	<input type="checkbox"/> Governor of Hawaii	<input type="checkbox"/> Return
	<input type="checkbox"/> Lt. Governor	<input type="checkbox"/> Retention
	<input type="checkbox"/> Chairman	_____
	<input type="checkbox"/> Bd. of Land & Natural Resources, Member	<input type="checkbox"/> Approval
	<input type="checkbox"/> Attorney General	<input type="checkbox"/> Approval as to Form
	<input type="checkbox"/> Surveyor	<input type="checkbox"/> Signature
	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> Comment
	<input type="checkbox"/> City & County of Honolulu	<input type="checkbox"/> Recommendation
	<input type="checkbox"/> County of _____	<input type="checkbox"/> Investigation & Report
	<input type="checkbox"/> Registrar of Land Court	<input type="checkbox"/> Appropriate Action
	<input type="checkbox"/> Bureau of Conveyances	<input type="checkbox"/> Draft reply for Governor's signature
	<input type="checkbox"/> Land Agent of _____	<input checked="" type="checkbox"/> Publication in OEQC Bulletin
	<input checked="" type="checkbox"/> Office of Environmental	_____
	Quality Control	_____

*Approved by the Board
at its meeting held on*

APPROVED FOR PUBLICATION:

William Young

Signature

MAR 6 1990

19 _____

REMARKS: Public Notice regarding
shoreline certification request -
for publication on March 8, 1990.

CC: Paul Nuha

EL: SMC

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: March 8, 1990 Number: 90-05

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE RECEIVED</u>
1) <u>Consolidation of Lots 89, 90 and 15 ft. road, File Plan 256, Sunset Beach Lots and Resubdiv. into Lots A & B (Pupukea-Paumalu, Koolauloa, Oahu)</u>	Walter P. Thompson, Inc. for Gary Galiher	5-9-02:24, 25 and 28	2/23/90
2) <u>Ld. Ct. App. 677 Subdiv. of Lot 1110 on Map 254 into Lots 1110-A and 1110-B (Kailua, Koolau- poko, Oahu)</u>	Walter P. Thompson, Inc. for WGB, Inc.	4-3-13:33	2/23/90
3) <u>Lot 179, Ld. Ct. App. 1095 (Kau- nala, Koolaupoko, Oahu)</u>	H. Au & Associates, Inc. for William Fleischer	5-8-03:10	2/27/90
4) <u>Lot 601 of Ld. Ct. App. 1089 (Kamananui, Waialua, Oahu)</u>	Harry K. Matsuo for William I. Ellison III	6-7-14:26	2/27/90
5) <u>Grant 6748 to Robert Hind and Grant 10431 to Robert Hind at Puuwaawaa (N. Kona, Hawaii)</u>	Wes Thomas & Assoc. Inc. for Patrick Fujieki, Successor Trustee for Paul Mitchell Trust	7-1-02:04, 07	2/27/90

.....
Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: March 8, 1990 Number: 90-05

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District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
6) <u>Por. of Kawaihae Harbor, Kawaihae 1st (S. Kohala, Hawaii)</u>	Okahara & Associates, Inc. for Department of Transportation, Harbors Division	6-1-03:23, 50	2/23/90
8) <u>Lot 14, Kawailoa Beach Lots, Por. RP 4475, L.C.A.W. 7713, Ap. 33 to V. Kamamalu (Kawailoa, Waialua, Oahu)</u>	Walter P. Thompson, Inc. for Irving Osser	6-1-10:01	11/24/89
8) <u>Lot A-1-A-1 Being Por. of L.C. Aw. 9971, Ap. 28 to W.P. Leleiohoku; R.P. 4267, L.C. Aw. 5771, Ap. 1 to Kanekolu & Gov't Rd. Remnant (Kaumalumu, N. Kona, Hawaii)</u>	Wes Thomas & Assoc. Inc. for Fred Bender	7-7-04:07, 50	2/26/90
9) <u>Lot "A" Being Por. of R.P. 4512, Mahele Award 43 to J.Y. Kanehoa at Kukuiula (Koloa, Kauai)</u>	Agor Latham Architect for John Trenary	2-6-03:15	2/26/90

.....
Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: March 8, 1990 Number: 90-05

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1) <u>Lot 69, Puako Beach Lots (HTS Plat 414-B) Lalamilo, South Kohala, Hawaii)</u>	Wes Thomas & Assoc. for Ron Brendel	6-9-03:08	2/26/90(C)
2) <u>Lot 478, Block 10, Ld. Ct. App. 1053, Map 65 (Keeau, Puna, Hawaii)</u>	Pedar C. Wold	1-5-58:52	2/26/90(C)
<u>Lot 1-C, Ld. Ct. App. 1618 (as shown on Map 2) (Lalamilo, South Kohala, Hawaii)</u>	Wes Thomas & Assoc. Inc. for Patricia S. O'Kieffe	6-6-02:28	2/28/90(C)
4) <u>RP 4475, L.C. Aw. 7713, Ap. 43 to V. Kamamalu; and RP 4265, L.C. Aw. 9915, Ap. 2 to Limahana (Holualoa I & 2, N. Kona, Hawaii)</u>	Wes Thomas & Assoc. Inc. for Alfie Fujitani, Inc.	7-6-17:28, 40	2/28/90(C)
5) <u>Lot 32 and Excl. 1, Haena Hue Lands (Haena, Halelea, Kauai)</u>	Esaki Surveying and Mapping, Inc. for Diane G. Faye	5-9-02:52	2/28/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: March 8, 1990 Number: 90-05

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
Page 2 (continued)			
6) <u>Lot 590 Ld. Ct.</u> <u>App. 1089 (Kama-</u> <u>nanui, Waialua,</u> <u>Oahu)</u>	Wm. Dean Alcon and Associates for Warren H. Scoville and Gary W. McQueen	6-7-13:02	2/28/90(C)

.....
APPEAL may be made to the Department of Land and Natural Resources in
writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

MARVIN T. MIURA, Ph.D.
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume VII

March 23, 1990

No. 6

REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following projects should be directed to the listed contacts.

HAWAII

KAHAKAI ELEMENTARY SCHOOL - PAVED PLAYCOURT

Location: North Kona, Hawaii
TMK: 7-5-20:77

Proposing Department of Accounting and
Agency: General Services
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes the construction of a 72 feet by 96 feet asphaltic concrete paved playcourt at Kahakai Elementary School.

The project will provide the school with a facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$115,000.

- o A nine-hole golf putting green.
- o A swimming pool, spa and snack bar.
- o A porte cochere adjacent to a pavilion.
- o An underground off-street parking area of 92 stalls for the residents under the tennis/volleyball court.
- o An underground "back of house" facility of approximately 9,000 square feet under an elevated off-street parking area.

Conceptual plans have calculated 327 required parking stalls, however, 331 will be provided. The estimated cost of the project is \$40,000,000.

KEAAU ELEMENTARY SCHOOL AND INTERMEDIATE SCHOOL

Location: Puna, Hawaii
TMK: 1-6-02:01
1-6-03:59

Proposing Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services proposes the construction of a 2-story concrete and masonry 8-classroom building which includes a faculty workroom and toilets at Keaau Elementary and Intermediate School. The project will provide the school with a much-needed facility for enrollment growth to implement its program in accordance with Educational Specifications.

Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$2,051,000.

KONA COAST RESORT JOINT VENTURE

Location: North Kona, Hawaii
TMK: 7-8-10:68 (formerly 52)

Permitting Hawaii County Planning Commission
Agency: through the Planning Department
Contact: Connie Kiriu (961-8288)

Applicant: Kona Coast Resort Joint Venture

The applicant proposes to construct a 195-unit condominium project with related amenities on 12.846 acres of land in the Keauhou Resort Area. The subject property is situated on the west side of Alii Drive and across the entrance to Keauhou Shopping Center and adjacent to the existing Keauhou Gardens Condominium-Phase I, Keauhou, Hawaii.

Amenities for this project include:

- o Recreation/administration building two stories in height consisting of approximately 14,343 square feet.
- o Two tennis courts, one volleyball court and one racquetball court.

PAHOA HIGH SCHOOL - NEW AUTO SHOP

Location: Puna, Hawaii
TMK: 1-5-03:39

Proposing Department of Accounting and
Agency: General Services
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes the construction of a single-story, concrete and masonry auto shop of approximately 8,900 square feet at Pahoia High School. Also included as part of this project will be the construction of a parking lot having approximately ten parking stalls, 6-foot high chain link fence with gates, and a septic tank with a leaching field.

The project will provide the school with a facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$1,462,000.

LANAI

WAIALUA MULTI-FAMILY HOUSING PROJECT

Location: Kamoku, Lanai
TMK: 4-9-08:13

Permitting Housing Finance and Development
Agency: Corporation
Contact: Bob Imose (543-2951)

Applicant: Lanai Company

Lanai Company, a subsidiary of Oceanic Properties, Inc., which in turn is a subsidiary of Castle & Cooke, Inc., proposes to develop a multi-family residential complex on lands situated in the ahupua'a of Kamoku. The 9.6 acre parcel is bounded by Lanai Avenue to the east, Iwiolo Gulch and residential dwelling to the south, abandoned pineapple fields to the west, and abandoned pineapple fields and a power line easement to the north.

The proposed Waialua Multi-Family Housing project consists of 128 apartment units in sixteen detached two-story structures plotted on the 9.6 acre site for a density of 13.3 units per acre. Each structure will accommodate four units per floor with a maximum of eight units per structure. The residential structures are two floors in height with the lower levels placed on concrete slab on grade foundations, wood framed with exterior hardboard

siding, gypsum board interior walls, and topped by hip/gable asphalt shingle roofs.

Access will be from Lanai Avenue. Two hundred sixty on-grade, uncovered, off-street parking stalls will be provided for residents and guests. Parking is based on two parking stalls per unit as required by the Maui County Code.

A recreation pavilion will be constructed at the top end of the site and the surrounding area will be grassed for active recreation use. Estimated cost of the project is \$14 million (\$1990) for planning, design, and construction.

MAUI

KAHANA - CONSTRUCTION OF EROSION CONTROL WALL

Location: Kahana, Maui
TMK: 4-3-15:02

Permitting County of Maui
Agency: Planning Department
Contact: Brian Miskae (243-7735)

Applicant: Uwe H.H. Schulz

The applicant is proposing to construct an erosion control wall along the certified shoreline fronting his property to mitigate wave erosion. The area site is approximately 16,332 square feet.

The Applicant owns a residentially zoned and developed property which fronts the ocean and, due to wave action, is experiencing erosion. It is therefore the intention to construct a lava rock erosion control wall across the entire frontage of the site to prevent further erosion. The subject wall will be no higher than the current elevation of the seaward edge of the site. The top of the wall will be approximately one foot wide with the seaward slope at 1/12 and the mauka slope being 1/3. The base of the wall will be the rocky shoreline fronting the site anchored by #4 dowels.

HAIKU-KOKOMO ROAD WATERLINE

Location: Makawao, Maui
TMK: 2-7-03:21

Proposing County of Maui
Agency: Department of Water Supply
Contact: Vince Bagoyo, Jr. (243-7835)

The proposed project is a planned facility of the Makawao Water System for the Department of Water Supply, County of Maui. The proposed project is the link between existing water facilities of the Makawao Water System and consists of:

1. Construction of approximately 1400 feet of 12-inch ductile-iron waterline along Kokomo Road, connecting an existing 12-inch waterline at the lower end to the tank discharge waterline located at the entrance of the tank site on Kokomo Road, at the upper end; and
2. Construction of necessary valves, fittings, and appurtenances, and a fire hydrant assembly connected to an existing 8-inch waterline.

The new waterline will be an alternate to the existing 8-inch waterline along Haiku-Kokomo Road. The estimated cost of this project is \$120,000.

OAHU

VILLAGES OF KAPOLEI GOLF COURSE EXTENSION

Location: Ewa, Oahu
TMK: 9-1-16:25

Proposing Housing Finance and Development
Agency: Corporation
Contact: Joseph K. Conant (543-2987)

The Housing Finance and Development Corporation, State of Hawaii, is proposing to increase the acreage of the proposed golf course for the Villages of Kapolei project in Ewa, Oahu. The Villages of Kapolei project received land use approval from the State Land Use Commission in 1988 for approximately 830 acres of land from agriculture to urban. The proposed uses include residential, commercial, parks, recreational centers,

churches, schools and an 18-hole golf course. The golf course size if proposed to be increased by 58 acres to 185 acres. The purpose of acquiring additional acreage for the golf course is to provide more area for retention of storm water runoff and provide a regulation size golf course with a par of 72 and no less than 7,000 yards. The present acreage is insufficient to accommodate the volume of storm water that must be retained to prevent flooding of existing uses downstream of the project. In addition, a regulation size golf course would be difficult to design and construct, given the present acreage.

The access road to the golf course will be from Farrington Highway in the northeastern corner of the site. This access road may be exclusively for the users of the golf course. The minimum right-of-way width from Farrington highway to a point approximately 300 feet from the intersection will be 100 feet. This right-of-way width will include landscaping, sidewalks, an entrance sign and other entrance features.

KO OLINA PHASE II - DEVELOPMENT PLAN AMENDMENT

Location: Ewa, Oahu
TMK: 9-1-15:18 & 04

Permitting City & County of Honolulu
Agency: Department of General Planning
Contact: Randy Hara (523-4483)

Applicant: West Beach Estates

West Beach Estates is requesting an amendment to the Ewa Development Plan Land Use Map to effect certain desired adjustments in the designated land use boundaries on portions of 372.6 acres of land in Ewa in order to proceed with the Ko Olina Phase II development. The Land Use Map for the site currently provides for Low and Medium Density Apartments, Commercial, Park (Golf Course), and Public Facility. While no major changes are proposed from the land use designations currently allowed, some minor realignments and shifting of acreage within the project site are desired to provide a land use scheme which improves compatibility among uses.

The project site is situated within the Ewa District, approximately 20 miles west of Honolulu. The master plan for Ko Olina Phase II calls for the development includes the following:

o Golf Course - The golf course development will consist of an 18-hole championship golf course. The golf course development will include a clubhouse facility, parking lot, maintenance facility and driving range. Grading and landscaping are anticipated to provide water features, tree massing, bunkers, and earth berms and mounds.

o Low and Medium-Density Apartments - Low and medium-density apartments are planned in four clusters within the Phase II site. A total of 1,500 low density and 2,000 medium density apartments are planned on 156.2 acres of land. Low density apartments on the west end include a 23.1-acre site surrounded by the golf course, and an 18.2-acre and 11.4-acre site adjacent to low density apartments in Phase I. Elsewhere, a 30.9-acre site in the middle of the Phase II area and a 21.9-acre site northwest of the commercial parcel are also planned for low density residential. The low density units will be developed at a density of 14.2 units per acre, with a maximum height limit of 30 feet.

Medium density apartments are planned west of the commercial parcel on 28.3-acre and 22.4-acre sites. The 2,000 units will be developed at a density of 39.5 units per acre, with a maximum height limit of 60 feet. Access to the low and medium density apartment sites will be from the main collector road which will be extended from the Phase I area to and along the southern boundary of the Phase II site to Kalaeloa Boulevard. A 0.5-acre parcel at the southeast end of the site is designated Public Facility as part of a future transit station site.

o Commercial Parcel - The 32.9-acre commercial parcel on the east end of the project site is planned to accommodate a shopping center with retail and office space. The total commercially leasable area will be approximately 600,000 square feet. The tenant mix in the shopping center could be a combination of urban service, food service, and retail and resort facilities. The office development would target the service businesses needed to support urban development in the Ewa area as well as provide economical office alternative for those currently occupying space in Honolulu's central business district.

o Park Relocation - The existing 5.8-acre Kamokila Neighborhood Park is proposed to be relocated to the western end of the project site. The Park acreage would be increased to 9.5 acres upon redevelopment.

HONOLULU INTERNATIONAL AIRPORT - SOUTH RAMP EXPANSION AREA

Location: Honolulu, Oahu
TMK: 1-1-03:01

Proposing Department of Transportation
Agency: Airports Division
Contact: Ernest Takahashi (531-5261)
c/o Wilson Okamoto & Associates, Inc.

The Department of Transportation, Airports Division is proposing a South Ramp Expansion Area project. The South Ramp is located at the southeastern portion of Honolulu International Airport, encompassing an area of roughly 194 acres between Keehi Lagoon and the Airport runways. The South Ramp Expansion Area consists of roughly 25 acres which are presently being used as a stockpile area containing borrow material. Existing aviation-related services and facilities provided within the surrounding areas include hangars, the Aircraft Rescue/Fire Fighting station, aircraft tie-downs, air cargo facilities, Taxiway "C" and Taxiway "RT."

The proposed expansion area is comprised of the General Aviation Expansion Area incorporating General Aviation, Civil Air Patrol, and the Federal Aviation Administration Flight Service Station facilities. An Airport Support Lease Lot Area consists of airline in-flight kitchens, Airport Training Center, and aircraft maintenance facilities.

Prior to development of projects within the Expansion Area existing structures/facilities which will hinder construction of proposed facilities, will be demolished or relocated.

The General Aviation Expansion Area includes the following facilities:

o General Aviation Facilities - Development of general aviation facilities is planned for the southern end of the South Ramp Expansion Area and involves the consolidation of most of the

general aviation facilities at the Honolulu International Airport. Proposed facilities include T-hangars, tiedowns, and transient aircraft parking spaces to accommodate about 200 aircraft, two run-up areas, an air taxi terminal/general aviation building, and two automobile parking lots.

o Civil Air Patrol - Civil Air Patrol facility is presently located in one of the old hangars in the South Ramp Expansion Area. The proposed Civil Air Patrol facility will occupy about 2.0 acres and include administrative offices, flight operations facility, hangar space, tiedowns, fueling facility, flammable material storage facility and automobile parking. The planned facilities will be designed to meet required safety standards set forth by Federal, State, and City and County of Honolulu regulations.

o FAA Flight Service Station - The FAA Flight Service Station at Diamond Head will be relocated on the site north of the existing Aircraft Rescue/Fire Fighting station. The proposed Flight Service Station building will provide information such as weather and flight conditions and approach maps of other airports to general aviation flyers. The proposed station will require a 1.6 acre lot and will include parking for visitors, employees, handicapped and aircraft parking.

o Airport Training Center - The proposed Airport Training Center will occupy about 4.9 acres. The proposed facility includes development of a classroom building for aircraft maintenance instruction, foreign language training, airport security and aircraft rescue and fire fighting training.

proposing the construction of 12 parking stalls at Likelike Elementary School. The project will provide the school with additional parking spaces that will help to alleviate existing problems with traffic circulation and safety. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$85,000.

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KANEOHE ELEMENTARY SCHOOL

Location: Koolaupoko, Oahu
TMK: 4-5-103:11

Proposing Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services is proposing the construction of 1000 linear feet of 6-foot high chain link fence and a walk gate along the school boundary near Mokulele Drive. The project will provide the school with a barrier to provide security and prevent trespassing into the campus. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$60,000.

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MAKAPUU BEACH PARK IMPROVEMENTS

Location: Koolaupoko, Oahu
TMK: 4-1-14:05

Proposing City & County of Honolulu
Agency: Department of Parks and Recreation
Contact: Walter Ozawa (527-6343)

The Department of Parks and Recreation is proposing the development of a parking lot, vehicle barriers, and landscaping at the northwest end of Makapuu Beach Park. Vehicular access will be restricted from some environmentally sensitive areas of the park now denuded of vegetation.

The Department of Parks and Recreation proposes to construct moss-rock walls that are 30 inches high on both sides of the entrance of the existing park access road. The 10-foot wide, 190-foot long paved road that

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LIKELIKE ELEMENTARY SCHOOL

Location: Honolulu, Oahu
TMK: 1-6-08:16, 21, 22, 23, 24, 38 & 58

Proposing Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services is

forks toward the northwest will be widened to 22 feet and extended to 295 feet. A gravel parking area with the approximate dimensions of 60 feet wide by 260 feet long will be added at the end of the expanded access road. Low concrete vehicle barriers will be placed around the perimeter of the expanded access road and gravel parking lot. Concrete stanchions will augment barriers around the parking lot. Vehicle access will be limited to the improved road and parking lot in the northwest end of Makapuu Beach Park.

Landscaping improvements will be performed as part of this project. The makai slope of the existing hillside between the expanded northwest fork of the access road and Kalaniana'ole Highway will be excavated to create a gentler slope. A 520-foot long naupaka hedge will be planted immediately makai of Kalaniana'ole Highway. A grass lawn will be planted around the perimeter of the expanded access road and gravel parking lot. The lawn area will extend to the naupaka hedge on the makai side of the highway. A grove of milo trees will be planted within the lawn makai and west of the expanded access road and gravel parking lot.

Proposing City & County of Honolulu
Agency: Building Department
Contact: Alex Ho (523-4150)

The City & County of Honolulu, Building Department is proposing to improve the Wahiawa Corporation Yard by constructing a new auto repair shop, equipment and vehicle covered parking sheds, installing a new waste oil storage tank, security lighting and fencing around the baseyard perimeter, employee parking, and asphalt concrete pavings.

Wahiawa Corporation Yard services as the baseyard for Wahiawa, Whitmore Village and Mililani Town areas. Baseyard activities at the rural districts vary but typically include road and stream maintenance, refuse collection and automotive support services.

The proposed improvements to the Wahiawa baseyard essentially follow the recommendations from the 1977 master plan of Public Works. The study recommended two-phase construction program to upgrade the inadequate and deteriorated facilities at the Wahiawa yard.

Phase I of the construction program consists of the following items:

- o A 35'x87'x13' automotive repair garage which includes 4 bays with floor drains, an office, parts-tool storage room and work benches, a bathroom, 400 gallon above ground waste oil storage tank, exterior flood lights, 20-foot wide concrete slab at the entrance of each bay and airlines to be connected to existing compressor.
- o Additional parking space.
- o Fencing around perimeter with barbed wire along the property line adjacent to Lake Wilson.
- o New roadway entry to Wahiawa Sewage Treatment Plan Site.
- o Provide asphalt concrete pavement within the project site.

Phase II of the construction program includes:

- o A 22'x48' refuse equipment parking shed.
- o A 22'x48' road equipment parking shed.
- o A roof of approximately 600 square feet over the existing fuel dispensing area.

MOKAPU ELEMENTARY SCHOOL PARKING LOT

Location: Koolaupoko, Oahu
TMK: 4-4-09:07 & 08

Proposing Department of Accounting and
Agency: General Services
Contact: Charles Inatsuka (548-5703)

The Department of Accounting and General Services is proposing the construction of 30 parking stalls and a student loading/unloading area at Mokapu Elementary School. The project will provide the school with more parking spaces and alleviate the existing traffic circulation and safety problems. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of the project is \$120,000.

WAHIAWA CORPORATION YARD IMPROVEMENTS

Location: Wahiawa, Oahu
TMK: 7-3-07:02

WAHIAWA ELDERLY HOUSING PROJECT - ADDITIONAL UNITS

Location: Wahiawa, Oahu
TMK: 7-4-12:12 & 10

Proposing Agency: Housing Finance and Development Corporation
Contact: Al Ahana (543-2939)

The Housing Finance and Development Corporation is proposing additional units for the Wahiawa Elderly Housing Project. The project site is bounded by California Avenue to the North, residential subdivisions along Rose and Plum Streets to the West and East, respectively, and Wahiawa Intermediate School to the South. The project is located East of Wahiawa Commercial Center, a short walking distance from Wahiawa Civic Center, Wahiawa General Hospital, and recreational areas, including the Wahiawa Botanic Garden and Recreation Center, which are located across the proposed development site.

The project consists of 54 elderly housing units to be built on approximately 1.5 acres of land. A total of 54 units will be rented to qualified applicants 62 years of age and older, with income not to exceed \$17,500 per year. One unit will be provided for the resident manager. The one-bedroom handicapped units are located on the ground floor. The handicapped units will be located on the ground floor and are designed to meet certain handicapped criteria. These units will have level access to California Avenue through the planned lobby and parking area. Thirty units will be studio units and 24 units will be one-bedroom units. The project site will be landscaped and a garden area is planned.

The source of funding for the total 108 elderly units of the Wahiawa Elderly Housing will be from the State Capital Improvement Funds. The total estimated construction cost is \$11,483,000. Construction is planned to commence in 1990 with project completion expected in 1991.

KEYSTONE BY GENTRY HOMES, LTD.

Location: Waianae, Oahu
TMK: 8-7-07:04
8-7-33:14 & 19

Permitting Agency: Housing Finance and Development Corporation

Agency: Corporation
Contact: Al Ahana (543-2940)

Applicant: Gentry Homes, Ltd.

The applicant's proposed project consists of the construction of 395 dwelling units and 20 single-family residential lots targeted for low-moderate and gap group families. Two hundred sixty three units will be single-family detached houses and the remaining 132 units will be in a multi-family townhouse configuration. Twenty single-family lots will be reserved for self-help housing projects. A 4-acre recreation site and a 3-acre church and childcare area are included in the development plan. The property will be developed in lease hold with provisions for each homeowner to acquire the fee.

The proposed single family dwellings will consist primarily of 3-bedroom 2-bath units while the multi-family dwellings will consist of studio, one bedroom, and 2-bedroom 1-bath units in as eight or twelve-plex configuration. Typical detached units will have approximately 990 to 1,370 square feet of interior space while the multi-family units will range from 414 to 717 square feet.

The project is located mauka of Farrington Highway between Hakimo Road and Ulehawa Channel.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

HAWAII

KEALAKEHE PLANNED COMMUNITY

Location: North Kona, Hawaii
TMK: 7-4-08:17 & 43

7-4-19:43

Please send your comments to:

Proposing Agency: Housing Finance and Development Corporation, Attn: Carleton Ching
7 Waterfront Plaza, Suite 300
500 Ala Moana Boulevard
Honolulu, Hawaii 96813

and a copy of your comments to OEQC attention Dr. Marvin T. Miura

Deadline: March 25, 1990

The project area is proposed for reclassification to the State Land Use Urban District to accommodate the development of a master planned residential community consisting of up to approximately 5,000 affordable and market units. The precise number of units and their configuration will be determined in the course of the preparation of a master plan for the project. The precise location and configuration of additional uses, including recreational, civic and community, public facilities, schools, churches, day care centers, and supportive infrastructure will also be determined during the master planning phase of the project.

The proposed project consists of an approximately 840 acre portion of the Kealakehe ahupuaa and a 150 acre portion of the Keahuolu ahupuaa, both mauka of the Queen Kaahumanu Highway in North Kona. It is bordered by the Kealakehe Landfill and a portion of the Keahuolu ahupuaa to the south, existing Kealakehe residential developments to the east, the Kailua Quarry and the ahupuaa of Honokohau to the north, and Queen Kaahumanu Highway and the makai lands of Kealakehe to the west.

Existing uses on the property include the County of Hawaii Kealakehe landfill and the County Police Substation. The landfill located at the southwestern corner of the project site presently includes two facilities: a rubbish dump which occupies about 15 acres of land, and a solid waste transfer station. Total acreage for the landfill is about 30 acres. The county plans to close the landfill and relocate it to another site in West Hawaii at Puuanahulu. It is unclear at this time what the timetable for closing and relocating will be.

The scale of the proposed development is intended to be typical of a residential community, with densities ranging

from 5 to 7 units per acre. As mentioned earlier, the precise design of the community and proposed lot sizes have not been determined. The project is proposed to be master planned and implemented in phases. Full build out of the project is projected in approximately 20 years. Total residential on-site infrastructure development cost of the project will be approximately \$150 million (5,000 units @ \$30,000 per unit). Off-site infrastructure costs will be approximately \$72 million. These estimates are based upon a concept feasibility study prepared for the project in 1988.

MAUI

KULA WATER SYSTEM RESERVOIR

Location: Makawao, Maui
TMK: 2-4-10:01

Accepting Authority: Governor, State of Hawaii

Proposing Agency: Department of Land and Natural Resources

Please send your comments to:

Consultant: Chester Koga
R.M. Towill Corporation
420 Waiakamilo Road, #411
Honolulu, Hawaii 96817-4941

and a copy of your comments to OEQC attention Dr. Marvin T. Miura

Deadline: April 7, 1990

The Department of Land and Natural Resources proposes to construct a 100-million gallon water reservoir on the northeastern slope of Haleakala, in the Makawao District. The reservoir will serve the Kula-Makawao Water District.

The project site consists of 50 acres of land currently in pasture. The reservoir will cover approximately 30 acres and will have a water surface area dimensional requirements of 1,150 feet x 870 feet. The reservoir will be lined with concrete and will have a depth of 30 feet. Excavation work will require the removal of 495,000 cubic yards of earth.

The project is intended to eliminate deficiencies that exist in the current water supply system by providing additional water storage capacity. The existing reservoirs have 1.2 million gallons of storage capacity. The additional supply will service both agricultural and domestic users. The estimated cost of the project is \$12.2 million.

OAHU

KO OLINA PHASE II - DEVELOPMENT PLAN
AMENDMENT -- BULLETIN CORRECTION

Location: Ewa, Oahu
TMK: 9-1-15:18 & 04

Accepting Agency: City & County of Honolulu
Department of General Planning

Applicant: West Beach Estates

This project was erroneously published as an EIS Preparation Notice in the March 8, 1990, OEQC Bulletin. It is therefore being republished as a Negative Declaration in this edition of the OEQC Bulletin.

LANIKAI FLOOD CONTROL PROJECT, PHASES 2, 3 AND
4 - SUPPLEMENTAL EIS PREPARATION NOTICE

Location: Koolaupoko, Oahu
TMK: 4-3-01 thru 05

Please send your comments to:

Proposing Agency: City and County of Honolulu
Department of Public Works
Attn: Mel Takakura
650 South King Street
Honolulu, Hawaii 96813

and a copy of your comments to OEQC attention Dr. Marvin T. Miura

Deadline: March 25, 1990

The proposed action is the construction of drainage

improvements in the community of Lanikai to relieve the flooding problem in the area. A final EIS was prepared for the Lanikai Flood Control Project, Phase 1, and the notice of acceptance was published in the December 8, 1989, OEQC Bulletin. This proposed Supplemental EIS Prep Notice is for the remaining three phases:

Phase 2 - Construction of a concrete drainage channel along the entire length of the "Lanipo Ditch" from the existing outlet at the beach to the end of the development. The proposed channel will be designed to handle a storm with a 100 years recurrence interval.

Phase 3 - Reconstruction of Mokulea Drive with adequate longitudinal and transverse slopes for drainage. Included in the proposed improvements are concrete curbs and gutters and an underground drainage collection system. Also included in Phase 3 is the extension of the drain outlet into the ocean to eliminate the sand blockage problem presently being experienced at the drain outlet that terminated at the beach.

Phase 4 - Work in this Phase would include construction of concrete curbs and gutters at strategic locations on Aalapapa Drive, Mokulea Drive, Kehaulani Drive and Poopoo drive to collect and convey the runoff to discharge into the new "lanipo" drainage channel to be constructed in Phase 2 or to the new drain pipe extension into the ocean proposed in Phase 3.

Estimated cost of this project is \$5,568,000.

PEARL CITY COMMERCIAL CENTER - DEVELOPMENT
PLAN LAND USE MAP AMENDMENT

Location: Pearl City, Oahu
TMK: 9-6-03:22, 23 & 46

Accepting Authority: City and County of Honolulu
Department of General Planning

Applicant: KCOM Corporation

Please send your comments to:

Consultant: David B. Bills, P.E.
Vice President
Gray, Hong, Bills and Associates
119 Merchant Street, Suite 607
Honolulu, Hawaii 96813

and a copy of your comments to OEQC, attention Dr. Marvin T. Miura

Deadline: April 7, 1990

The applicant requested a Development Plan Map Amendment for redesignation of approximately 4 acres of land within the fringe of Pearl City from "Preservation" and "Public "Facility" to "Commercial" to facilitate the establishment of a commercial center described in greater detail within this Development Plan amendment application.

The subject property is located on the western fringe of Pearl City, mauka of the H-1 Freeway and est of the Waiawa Interchange. The site extends eastward to the eastern edge of Waiawa Stream. Kamehameha Highway runs along its northern boundary. Farrington Highway runs along its southern boundary and Waiawa Drive marks its western boundary.

The site's four single family residential structures is scheduled to be demolished by February 1, 1990. The property was once the site of a church and was probably designated for public and quasi-public uses on the Development Plan Land Use Map for this reason. The site development plan proposes a commercial center composed of at least 42,300 square feet of retail and office space on two floors fronting Farrington Highway. The project's preliminary design concept includes further cut-and-fill grading of the site in order to expand the existing plateau on which the main level of the proposed commercial center would be built. An additional parking level would be built at lower elevations on the eastern side of the site within the "floodway." Cut-and-fill grading and the construction of retaining walls would be needed to provide parking on this level. Drainage would be directed toward the stream side of the property. Estimated cost of this project will probably exceed 5 million dollars.

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

MOLOKAI

MAKOLELAU DISTRICT - NEARSHORE DESILTING PROJECT

Location: Makolelau, Molokai
TMK: 5-5-01:38

Please send your comments to:

Accepting Authority: Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

with a copy of your comments to OEQC, attention Dr. Marvin T. Miura and:

Applicant: Grace Land Investments, Inc.
c/o William A Brewer, Brewer/Brandman Associates
1188 Bishop Street, Suite 3411
Honolulu, Hawaii 96813

Deadline: April 22, 1990

The proposed action involves the removal of an estimated 5,000 to 10,000 cubic yards of accumulated silt deposits from the nearshore and intertidal zone. The proposed project site encompasses an area of about six acres and

is located between Panahaha and Kawiu Fish Ponds. Both fish ponds and adjacent uplands are owned in fee by the applicant. The objective of this project is to restore the recreational potential of a 600-foot-long beach.

A six-inch portable hydraulic cutterhead suction dredge, deployed on pontoons, would be utilized to remove unconsolidated deposits and restore the natural grade to the nearshore and intertidal zones. The dredge can move approximately 200 cubic yards of material per hour up to a distance of 3,000 feet. Dredge spoils, consisting largely of silt, would be pumped via pipeline to a previously cleared dewatering site located on the north side of Kamehameha V Highway (East Molokai Road). The dewatering site encompasses about 2.25 acres of generally flat, previously disturbed, Agriculture-zoned land. The pipeline would be routed under the highway through an existing drainage culvert. The project would be undertaken and completed within six months following issuance of appropriate permits.

site preliminary plans consist of a single 18-hole championship, daily-fee golf course and support facilities. Course completion is expected to be by 1994. A single clubhouse will serve the 18-hole course. The clubhouse would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, pro-shop, lockers, restaurant/lounge, rest rooms, and cart storage and maintenance facilities for 90 golf carts. Cart storage is expected to account for approximately 5,000 square feet or approximately one-half of the clubhouse area. The clubhouse will be served by a driving range and putting green. The clubhouse will be provided with an appropriate number of parking stalls.

The site was once part of the Kahuku Sugar Company. Since the early 1970's when those operations ceased, the land has been vacant except for grazing operations. Currently, most of the property is being used by the Gunstock Ranch for grazing 100 head of cattle and 40 horses, and for boarding about a dozen horses. The Malaekahana State Park occupies the area across the highway, while the mauka area of the site adjoins the military lands of the Kahuku Training Area and pastures used for grazing.

Approximately 100 acres of the 200 acre project site will be reshaped to some extent. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at about \$9 million.

OAHU

COUNTRY COURSES AT KAHUKU (MALAEKAHANA)

Location: Koolauloa, Oahu
TMK: 5-6-06:02 & 06

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to OEQC attention Dr. Marvin T. Miura and:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: Extended to April 8, 1990

The proposed Country Courses at Kahuku, Malaekahana

COUNTRY COURSES AT KAHUKU (PUNAMANO)

Location: Koolauloa, Oahu
TMK: 5-6-05:01, 02, 05, 06 & 07
5-6-01:21

Please send your comments to:

Accepting Authority: City and County of Honolulu
Department of General Planning
Municipal Office Building, 8th Floor
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to OEQC attention Dr. Marvin T. Miura and:

Applicant: The Estate of James Campbell
c/o William E. Wanket, Inc.
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: Extended to April 8, 1990

The proposed Country Courses at Kahuku, Punamano site preliminary plans consist of three 18-hole championship, daily-fee golf courses. Two clubhouses are proposed to serve the three courses. A driving range and two putting greens as well as an appropriate amount of parking will be provided.

The approximately 605-acre proposed project site at Punamano is located at the north end of the windward side of Oahu, within the Koolauloa Development Plan area. The property lies along the mauka side of Kamehameha Highway, approximately two miles west of the Kahuku community and is immediately east of the Turtle Bay Resort at Kuilima. The project area and all adjacent areas are designated as agriculture by the State Land Use Maps and the Koolauloa Development Plan Land Use Map. There are no existing or proposed public facilities in the project boundary, however, a sewer treatment plant (presently under construction) and a Hawaiian Electric Company facility are located adjacent to the site. Improvements within the Kamehameha Highway right-of-way (water) are also proposed along a portion of the site.

Land uses of properties adjoining the Punamano site include military to the southwest, agricultural to the south and east, and aquaculture on the northeast. Across Kamehameha Highway, north of the site is the Tanaka Store, a well-known landmark, which is a small grocery store and gas station. Farther west along Kamehameha Highway lies the Kuilima Resort and complex. The site was once part of the Kahuku Sugar Company, and until the early 1970's was cultivated in sugar cane. Since 1973, the project site has been leased to Amorient Aquaculture International, a local company. The lands currently lie fallow.

Clubhouse (1) will serve the two 18-hole courses located in the southeastern area of the site. The clubhouse will be approximately 17,000 to 20,000 square feet, with a starting facility, pro-shop, lockers, restaurant/lounge, rest rooms, an administrative office and storage and maintenance facilities. Approximately 10,000 square feet of the clubhouse area will be dedicated to cart storage.

Clubhouse (2) will serve the 18-hole golf course located on the northwest side of the site and would be approximately 10,000 to 12,000 square feet. Incorporated into the clubhouse would be a starting facility, pro-shop, lockers, restaurant/lounge, rest rooms, and cart storage and maintenance facilities. Cart storage is expected to account for approximately 5,000 square feet of the clubhouse area. Completion of all courses is estimated to be by 1998.

Approximately 325 acres of the site will be developed into tees, greens fairways, driving range and putting greens. The remaining 280 acres will serve as roughs, or be improved into clubhouses, parking areas or maintenance facilities. This will require grading of the golf course site itself, reshaping tees and greens, developing sand traps and swaling areas to guide surface runoff to retention areas or ponds. Project costs are estimated at approximately \$28,500,000. for the three courses to include engineering, surveys and on and off site costs.

KAWELA BAY DESILTING PROJECT

Location: Koolauloa, Oahu
TMK: 5-7-03:various

Please send your comments to:

Accepting Authority: State of Hawaii, Department
of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

with a copy of your comments to OEQC attention Dr. Marvin T. Miura and:

Applicant: Kuilima Development Company
1001 Bishop Street, Suite 2000
Honolulu, Hawaii 96813

and: George Akita
c/o Group 70, Limited
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: April 9, 1990

The proposed project involves removal of approximately

1,800 cubic yards of silt and clay sediments from a 0.66 acre area of Kawela Bay in its southeastern portion. The removal of these sediments is the primary goal of the project, in order to improve water clarity and eliminate the silt/clay bottom texture in the swimming, snorkeling and wading area offshore of the two planned new resort hotels.

The desilting equipment will remove the top six to 12 inches of sediments in this area utilizing a suction device. Hard, consolidated substrate areas will not be altered or excavated. Material that cannot be removed by this equipment will not be removed by any other means.

The silt and clay material will be pumped into a containment pond on 0.34 acres in the nearshore upland area adjacent to the desilting project. This containment facility will allow dewatering of sediments along with drying and compaction. The storage capacity of this facility will be adequate to accommodate desilting materials and the residence time will be sufficient to allow removal of suspended sediments from the water. Water returning to the ocean from the containment area will have turbidity levels that are equal or better than that measured in this portion of Kawela Bay.

The dewatered sediments will be removed to golf course construction areas on the applicant's property, if useable; if not, it will be land filled. The total duration of the desilting, dewatering and disposal operations will be two months for operations and one month for mobilization and demobilization.

Following the desilting operation, approximately 1,000 cubic yards of crushed basalt gravel and 5,000 cubic yards of calcareous sand will be placed at the silt removal site. The sands will fill the depressions in the bottom through this area of the Bay. This action is expected to improve circulation in this part of the Bay and reduce the likelihood of a recurrence of the problem. Sand will be imported onto the property by trucks and stock piled near the project site. Using amphibious earth moving equipment or hydraulic pumping, this sand will be transported offshore to fill the bottom areas. The filling project will require approximately two weeks to complete.

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii
TMK: 2-1-12:106, 107, & 108
Proposing Agency: Department of Business and Economic Development
Accepting Authority: Governor, State of Hawaii
Status: Currently being processed by the Office of Environmental Quality Control

Initially published as a Final EIS on December 23, 1988.

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, 09
Proposing Agency: Housing Finance and Development Corporation
Accepting Authority: Governor, State of Hawaii
Status: Accepted by the Governor, State of Hawaii, on March 5, 1990.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

OAHU

HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

Location: Honolulu, Oahu
TMK: 3-1-42:09 & 33
Proposing Agency: Department of Accounting and General Services

Accepting Authority: Governor, State of Hawaii

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

Initially published as a Final EIS on August 8, 1989.

KEEHI LAGOON RECREATION PLAN

Location: Honolulu, Oahu
TMK: 1-1-03:01, 03, 05, & 06
1-2-23:33, 39, & 44
1-5-41:03

Proposing Agency: Department of Transportation Harbors Division

Accepting Authority: Governor, State of Hawaii

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

Initially published as a Final EIS on January 23, 1990.

BAYVIEW GOLF COURSE EXPANSION

Location: Kaneohe, Oahu
TMK: 1-4-5-08:38
1-4-5-30: 01, 03, 06, 09, 20, 30, 36, 37, 40, 42, 44, 45 & 46
1-4-5-59:33 through 36
1-4-5-104:48 through 54

Applicant: Pacific Atlas (Hawaii), Inc.

c/o Tyrone T. Kusao, Inc.

Accepting Authority: City and County of Honolulu
Department of Land Utilization

Status: Accepted by the City and County of Honolulu, Department of Land Utilization on February 22, 1990

HONBUSHIN MISSION INTERNATIONAL OF HAWAII

Location: Mililani, Oahu
TMK: 9-5-01:65

Applicant: Honbushin Mission International of Hawaii
c/o Gerald Park, Urban Planner

Accepting Authority: City and County of Honolulu
Department of General Planning

Status: Currently being processed by the Department of General Planning

Honbushin Mission International of Hawaii is requesting a State Land Use District Boundary Amendment from an Agricultural to Urban designation and an amendment to the Central Oahu Development Plan from Agriculture to Public and Quasi-Public Use. The requested changes in land use designations are for 15 acres in the ahupuaa of Waipio in the Ewa District. The property is a part of a larger 143-acre parcel.

The Honbushin Mission desires to establish facilities for a retreat program of meditation, physical exercise, seminary training, and meetings in addition to its continuing agricultural activities. The retreats are planned for up to 120 participants, who would gather for sessions lasting five weeks. Four sessions per year are proposed.

Participants will be housed in two new attached buildings to be constructed on the western edge of the property. The two-story, 28,700-square-foot buildings will have 36 lodging units with bath facilities but no kitchens.

Two separate, new buildings of approximately 1,400 square feet each will be constructed for use as a seminary training center. The buildings will accommodate ten men and ten women.

OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by writing to:

Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised to write early.

The report contains synopses of some of the important environmental events and issues of 1988. Submissions were received from many public and private agencies.

EIS ADVISORY

ENVIRONMENTAL ASSESSMENTS AND NOTICES OF DETERMINATION

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in the documents which will substantiate statements and decisions. (e.i. There should be substantiating evidence to justify the statement that there will be no environmental impacts.)

Per Section 10, Chapter 200 of Title 11, Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;

An existing, one-story, 3,900-square-foot garage will be renovated and converted into an eight-unit dormitory accommodating 24 volunteer farm workers. There will be bathing facilities but no kitchens.

A second existing garage of approximately 3,900 square feet will be converted into four attached dwelling units to house the Mission's staff of 15 to 20 people, including the staff's families. These units will be equipped with kitchen and bath facilities.

A new single-story, 2,600-square-foot kitchen and dining room will be constructed to provide meals to persons on-site.

A second greenhouse of approximately 5,400 square feet will be erected adjacent to an existing greenhouse. The 15-foot high structure will be constructed of steel framing, with fiberglass roof and walls.

A 17,000-square-foot outdoor earthen amphitheater will be constructed. The floor will be set four feet below grade with a 4,000 square foot triangular stage.

A 1,600 square foot ceremonial tea house will be constructed on a point of land overlooking Waipio Acres in the southwestern corner of the property. The wooden structure will be oriental in design and sited amidst a landscaped Japanese garden.

An existing parking lot will be supplemented by two new lots. A six-stall lot with a loading space will be constructed to the immediate south of the proposed kitchen and dining building. A second parking area with space for 18 vehicles, four buses and two loading spaces will be constructed to the north of the central warehouse building. This second lot adjoins the existing parking lot.

NOTICES

AVAILABILITY OF REPORT

HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT

- (7) Proposed mitigation measures, if any:
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

Ecological Concerns - Dr. John Harrison (UH Environmental Center)
Health Concerns - Dr. Roger Fujioka (UH Water Resources Research Center)
Engineering and Economic Concerns - James Honke (Honolulu Public Works Wastewater Management)

For more information, contact Bill Corwin at 836-0555.

MEETING NOTICE

HAWAII RECYCLING EXPO

Location: AMFAC Exhibition Hall
Corner of Merchant & Fort Street
Date: March 27, 1990
Time: 9:00 a.m. - 2:00 p.m.

An Earth Day 1990 Event sponsored by the State Office of Environmental Quality Control and the Hawaii Recycling Association. Come and see the latest in recycling technology and find out what you can do, and what others are doing to preserve our aina for the people of Hawaii.

OAHU WASTEWATER MANAGEMENT

Sponsor: Hawaii Association of Environmental Professionals
Location: American Lung Association
245 North Kukui Street
Date: April 10, 1990 (Tuesday)
Time: 4:15 - 5:30 p.m.

Dr. Kenneth Sprague of the Board of Water Supply will be the moderator for this seminar. The following is a list of topics to be discussed at the seminar:

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: March 23, 1990 Number: 90-06

NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) <u>Land at Holualoa 1st & 2nd (North Kona, Hawaii)</u>	Don McIntosh Consulting & Planning for Kona Bali Kai Condos	7-6-15:23	11/9/89
2) <u>Portion of L.C. Aw. 11216, Apana 21 to M. Kekauonohi at Honoaula (Wailea, Kihei, Maui)</u>	Warren S. Unemori Engineering, Inc. for VMS 1986-363 Limited Partnership & Palauea Beach Properties, et al.	2-1-11:12, 13, 26	3/7/90
3) <u>Lot 1-A Being A Portion of R.P. 7819, L.C. Aw. 8559-B, Ap. 2 to Wm. C. Lunailo, Puapuaa 2nd (N. Kona, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Kona by the Sea	7-5-20:16	3/5/90
4) <u>Lots 17 & 18, Kualoa Beach Lots at Kualoa (Koolaupoko, Oahu)</u>	Engineers Surveyors Hawaii, Inc. for Kualoa Ranch (John Morgan)	4-9-09:13, 14	3/8/90
5) <u>Lot 174, Ld. Ct. App. 1095, Kaunala (Koolauloa, Oahu)</u>	Wm. Dean Alcon and Associates, Inc. for Abraham Lee	5-8-03:70	3/7/90
6) <u>Lot 175, Ld. Ct. App. 1095, Kaunala (Koolauloa, Oahu)</u>	Wm. Dean Alcon and Associates, Inc. for Linda D. Drew	5-8-03:71	3/7/90

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Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
7) <u>Outrigger Canoe Club, Lot 3 of Ld. Ct. App. 351, Kapiolani Park (Waikiki, Honolulu, Oahu)</u>	ControlPoint Surveying and Engineering, Inc. for Outrigger Canoe Club	3-1-32:31	3/5/90
8) <u>Lot 933 of Ld. Ct. App. 677 Shown on Map 214 at Oneawa (Kai-lua, Koolaupoko, Oahu)</u>	A Surveryor for Edith Perry	4-3-20:62	3/8/90
9) <u>Por. of Deed: Comm. of Crown Lands to T. Spencer, Being Also Por. of Lots 11 & 12, Blk. 5, Puueo Lots; Por. of Lots 7 & 9 & all of Lot 8, Blk. 6 Puueo Lots; Por. of RP 4666, L.C. Aw. 4659:3 to Papa; Por. of RP 5059, L.C. Aw. 4598:2 to Halaki (Puueo, S. Hilo, Hawaii)</u>	Imata & Associates, Inc. for Toshio Masuda, President, New York Diamond, Inc.	2-6-01:12	3/12/90

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 3 (continued)			
10) <u>3061 Kalakaua Ave. (Waikiki, Honolulu, Oahu)</u>	A Surveyor for Yoshihisa Shoshihara	3-1-33:02	3/8/90
11) <u>Parcel A Being a Por. of R.P. 2237, L.C. Aw. 8518-B to Kane-hoa at Ouli (Waimea, South Kohala, Hawaii)</u>	Towill, Shigeoka and Associates, Inc. for Mauna Kea Properties, Inc.	6-6-02:37	3/12/90

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1) <u>Lot 1, Ld. Ct.</u> <u>App. 421 (Map 2)</u> (Waipunaula, S. Kona, Hawaii)	Don McIntosh Consul- ting and Planning for Thomas N. Benton	8-2-05:13	3/6/90(C)
2) <u>Lot 36 of Puako</u> <u>Beach Lots (Lala-</u> <u>milo, Waimea, S.</u> <u>Kohala, Hawaii)</u>	Engineers Surveyors Hawaii, Inc. for Hilda and David Akana	6-9-05:11	3/12/90(C)
3) <u>Lot 1 Being</u> <u>Pors. of LP Gr.</u> <u>10,798 to Annie</u> <u>Paulo, LP Gr.</u> <u>9967 to Annie</u> <u>Paulo (Puako,</u> <u>Lalamilo, South</u> <u>Kohala, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Mark Borenstein	6-9-02:04	3/12/90(C)
4) <u>Lot 3 Being</u> <u>Pors. of LP Gr.</u> <u>10,798 to Annie</u> <u>Paulo, LP Gr.</u> <u>9967 to Annie</u> <u>Paulo (Puako,</u> <u>Lalamilo, South</u> <u>Kohala, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Paul Mickelsen	6-9-02:04	3/12/90(C)
5) <u>L.C. Aw. 212B</u> (Waipunaula, S. Kona, Hawaii)	Don McIntosh Consul- ting and Planning for Kef Kamai	8-2-05:12	3/13/90(C)

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Page 2 (continued)			
6) <u>Erosion to Lot 3, Ld. Ct. App. 1814 and the Redesignation of Lot 3, Less Ero- sion as Lot 4 (Makena and Kalapana, Puna, Hawaii)</u>	Island Survey, Inc. for County of Hawaii, Department of Public Works	1-2-03:01	3/12/90(C)
7) <u>Lot 2, Ld. Ct. App. 421 (Map 2) Waipunaula, S. Kona, Hawaii)</u>	Don McIntosh Consul- ting and Planning for Howard Gebhard	8-2-05:31	3/13/90(C)
8) <u>Lot 78-B Haena Hui Lands at Wainiha (Hana- lei, Kauai)</u>	Kodani & Associates for Ellsworth N. Nishimoto	5-8-11:12	3/12/90(C)
9) <u>Lots 4608 and 4609 (Map 451) Ld. Ct. App. 1069 (Honouli- uli, Ewa, Oahu)</u>	ControlPoint Surveying & Engineering, Inc. for Town Development (Loews Ko Olina Resort)	9-1-15:por. 3	3/13/90(C)
10) <u>Lot 604 Ld. Ct. App. 1089 (Waialua, Oahu)</u>	A.E. Minvielle, Jr. for John Borsa	6-7-14:28	3/14/90(C)

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Page 3 (continued)			
11) <u>Grant 7411 to Codie Carden Austin (Pupukea, Koolauloa, Oahu)</u>	Wm. Dean Alcon and Associates, Inc. for Sam Monet (Trustee)	5-9-03:29	3/14/90(C)

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