

# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

VOLUME VIII

JANUARY 8, 1991

NO. 1

## 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.

### CONTENTS

NEGATIVE DECLARATIONS	DISTRICT	PAGE
o HAWAII		
Texeira - Roadway Access Easement at Pohakuhaku-Kemau	Hamakua	2
o KAUAI		
Robinson - Relocation of Two Lots and Other Property Development	Wainiha	2
o MAUI		
Wailuku-Kahului Wastewater Treatment Reclamation Facility Additions and Modifications	Kahului	3
o OAHU		
Gregory - After-the-Fact CDUA for an Existing Seawall and Other Improvements that Encroach on State Land	Kaalea	3
Grobe - Property Consolidation, Resubdivision and Single Family Residence Property Development	Tantalus	3
Proposed Sale of Government Remnants	Waiau	3
PREPARATION NOTICE		
o HAWAII		
West Hawaii Landfill	North Kona	3
o MOLOKAI		
Amendment for Two 27-Hole Golf Courses	Molokai	4
o OAHU		
Ewa Marina Community Development Mixed-Use Complex	Ewa	4
Lualualei Golf Course	Waianae	4

Mokuleia Golf Course Development Kalia Tower - Hilton Hawaiian Village	Waialua Waikiki	
<b>DRAFT ENVIRONMENTAL IMPACT STATEMENTS</b>		
o MAUI Kihei Public Library - Site Selection	Kihei	6
<b>FINAL ENVIRONMENTAL IMPACT STATEMENTS</b>		
o HAWAII Liliuokalani Trust Keahuolu Lands of Kailua-Kona	North Kona	6
o MAUI Kula Water Systems Reservoirs	Makawao	7
o OAHU The Waterfront at Aloha Tower	Honolulu	7
<b>NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)</b>		
Proposed Marine Mineral Lease Sale		8
<b>NOTICES</b>		
o MEETING NOTICE People's Water Conference #7		8
Meeting of the State Environmental Council		8
o REVISED "DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN" FORM		9
o 1991 SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATION CALENDAR		11
o PUBLIC NOTICE Shoreline Certification Applications		12

**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 project(s) should be directed to the listed contacts.

**HAWAII**

TEXEIRA - ROADWAY ACCESS EASEMENT  
AT POHAKUHAKU-KEMAU

Location: Hamakua, Hawaii  
TMK: 4-3-06:04, 16

Permitting Agency: Department of Land and Natural Resources  
Contact: Glenn Taguchi (961-7317)

Applicant: Helen C. Texeira

The applicant is proposing to purchase an

easement over and across State lands situated at Pohakuhaku-Kemau. The State will provide the land owner with more land to widen the existing easement which is restricted to walking.

The area of the proposed easement is a level entrance access off Pohakea Homestead Road, thus no excavation is necessary. The road will then pass along the back side of the knoll, and drop into the applicant's property. At present, the subject easement site is overgrown with sugar cane. Some light bulldozing will be necessary, followed by appropriate gravel, cement or asphalt for an effective vehicle access.

**KAUAI**

ROBINSON - RELOCATION OF TWO LOTS  
AND OTHER PROPERTY DEVELOPMENT

Location: Wainiha, Kauai  
TMK: 5-8-03:01, 02

Permitting Agency: Department of Land and Natural Resources  
Contact: Ed Henry (548-7837)

Applicants: Helen, Keith and Bruce Robinson  
c/o Peter Taylor, Inc.

The applicants are proposing to relocate two existing vacant land locked kuleanas located within a larger parcel of land owned by the same owners. The purpose of the relocation is to provide road frontage on to a paved public roadway with public water system, electrical power and telephone service. Presently, access to the two parcels which has no public water system, electricity or telephone utilities, is over a difficult dirt field road.

The proposed action will include minor grading and clearing of land to enable driveway access. The applicants are also proposing perimeter fencing of both properties.

**MAUI**

WAILUKU-KAHULUI WASTEWATER  
TREATMENT RECLAMATION FACILITY  
ADDITIONS AND MODIFICATIONS

Location: Kahului  
TMK: 3-8-01:188

Proposing County of Maui  
Agency: Department of Public Works  
Contact: David Wissmar (243-7417)

The proposed project consists of modifications and additions to existing facilities and limited additions to the plant. The modifications are intended to improve treatment performance, reliability, and capacity; increase safety; improve energy efficiency; decrease the chances of damage due to flooding, and reduce odors. Additions that are part of the project include a seventh secondary clarifier, a third effluent filter, four effluent injection wells, a building to enclose the chlorine storage area, a second sludge holding tank, a third dewatering centrifuge, a second emergency blower, and an extension to the administration building.

The Wastewater Treatment Reclamation Facility (WWRF) is located on an 18.75 acre site located approximately one mile east of Kahului Harbor, along the north shore of island of Maui. The project also includes minor internal modifications to 13 sewage pumping stations associated with the WWRF. These pumping stations are located adjacent to the shoreline, within six miles of the treatment plant.

The existing facilities include an activated sludge wastewater treatment plant followed by sand filtration, associated solids handling facilities, and four gravity injection wells for disposal of effluent. Structures on the site include large concrete tanks, four aluminum-sided buildings, two buildings made of split concrete block, and a 2.6 acre earthen holding pond with an asphalt lining.

**OAHU**

GREGORY - AFTER-THE-FACT CDUA FOR  
AN EXISTING SEAWALL AND OTHER  
IMPROVEMENTS THAT ENCROACH ON

STATE LAND  
Location: Kaalea, Oahu  
TMK: 4-7-16:60

Permitting Department of Land and  
Agency: Natural Resources  
Contact: Cathy Tilton (548-7837)

Applicant: James F. Gregory  
c/o Alvin T. Sasaki

The applicant is seeking an after-the-fact Conservation District Use Permit for a seawall, backfill, and subsequently constructed structures on his property.

A concrete rubble masonry seawall along the ocean front of the parcel was constructed by the previous owner of the property sometime between 1968 and 1972 without required governmental permits or approvals. The seawall extends beyond the vegetation line. After the seawall was constructed, the area behind the seawall was filled and landscaped. Improvements which followed included the construction of a garage and its later conversion into a workshop. Present plans call for the complete demolition of the workshop structure. Based on a January 25, 1972 survey, the vegetation line lies approximately 15 to 20 feet landward of the seawall, within the accretion area. The area lying makai of the accretion area (including the vegetation line), encompasses 2,581 square feet.

GROBE - PROPERTY CONSOLIDATION,  
RESUBDIVISION AND SINGLE FAMILY  
RESIDENCE PROPERTY DEVELOPMENT

Location: Tantalus, Oahu  
TMK: 2-9-55:04

Permitting Department of Land and  
Agency: Natural Resources  
Contact: Ed Henry (548-7837)

Applicant: Dr. & Mrs. J. Grobe

The applicant is proposing to consolidate portions of grants identified as Nos. 110 and 473, and to re-subdivide the property into two lots. One lot (Parcel A) will be for a family residence and the other lot will remain as is. This action would require the applicant to provide the necessary infrastructure improvements to service the re-subdivided residential lot.

PROPOSED SALE OF GOVERNMENT  
REMNANTS

Location: Waiiau, Oahu  
TMK: 4-7-20:71, 95

Proposing Department of Land and  
Agency: Natural Resources  
Contact: Cecil Santos (548-3262)

The Department of Land and Natural Resources is proposing the subdivide remnant State owned land in Waiiau into seven substandard lots to be sold to the adjacent property owners who will be then required to consolidate them with their lots. The land is adjacent to Kuleana Road in Waiiau. These property owners have requested the purchase of these remnants in order to increase their lot size for house gardening and to enlarge their houses and if allowable under the future City and County codes to construct additional dwellings.

The Department of Land and Natural Resources is interested in selling this area in order to eliminate a reoccurring problem of dumping rubbish in this area and the unauthorized use of this site by people at night as a meeting place which is of great concern to the adjacent property owners.

**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**

WEST HAWAII SANITARY LANDFILL

Location: North Kona, Hawaii  
TMK: 7-1-03:01

Accepting Authority: Mayor, County of Hawaii

Please send your comments to:

Proposing County of Hawaii  
Agency: Department of Public Works  
Attn: Bruce McClure, P.E.,  
Chief Engineer  
27 Aupani Street  
Hilo, Hawaii 96720

and a copy to OEQC.

Deadline: January 22, 1991

The County of Hawaii is proposing to utilize an undeveloped parcel of State-owned land in Puuanahulu, North Kona, to construct a sanitary landfill to service the solid waste disposal needs of the growing West Hawaii region. The proposed site is located on an 1859 lava flow several miles from any populated area. General access to the landfill site will be from Queen Kaahumanu Highway.

The proposed project will be part of a long-range plan for a County-integrated solid waste management system. This system, while yet to be developed, may include resource recovery processes such as recycling and composting.

While the entire land area is being set aside is 300 acres, the first increment of the landfill will comprise about 170 acres. The remainder will be developed in smaller increments after five years of operation.

**MOLOKAI**

AMENDMENT FOR TWO 27-HOLE GOLF COURSE (PAPOHAKU AND RURAL AREA)

Location: Kaluakoi, Molokai  
TMK: 5-1-03:01, 02, 22, 25, 27, 28, 29  
5-1-06:18, 19, 35 - 39, 42, 44 - 61  
5-1-07:01 - 20

Please send your comments to:

Accepting Authority: Molokai Planning Commission, County of Maui, Planning Department  
Attn: Clayton Yoshida  
250 South High Street  
Wailuku, Hawaii 96793

with a copy to:

Applicant: Ron Hedani  
Senior Vice-President  
Kukui (Molokai), Inc.  
745 Fort Street, Suite 1600  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: January 22, 1991

The applicant, Kukui (Molokai), Inc., plans to develop residential lots with related infrastructure and landscape improvements and two golf courses in Kaluakoi. The two proposed golf courses are in addition to the existing 18-hole golf course associated with the existing resort land, land uses. Final build-out of all golf course improvements will result in a total of 72 holes available for play. The planned lots would be developed in accordance with all applicable covenants and County land use regulations and will conform to the underlying zoning to the greatest extent possible. Existing lots will be re-subdivided and consolidated by the developer as necessary to reflect new golf course configurations and design concepts.

The applicant is requesting a Community Plan Amendment to the Molokai Community Plan to develop 600 two-acre residential building lots with related infrastructure and landscape improvements and the two 27-hole golf courses with clubhouse on approximately 2,270 acres. The project will be phased to coincide with infrastructure extensions and market demand expected to span a 15 year development timeframe.

**OAHU**

EWA MARINA COMMUNITY DEVELOPMENT MIXED-USE COMMERCIAL COMPLEX

Location: Ewa, Oahu  
TMK: 9-1-12:05 and 06

Please send your comments to:

Accepting Authority: Department of General Planning  
Attn: William Medeiros  
650 South King Street,  
8th Floor  
Honolulu, Hawaii 96813

with a copy to:

Applicant: Haseko (Hawaii), Inc.  
Attn: Nelson Lee,  
Development Director  
820 Milliani Street, Suite 820  
Honolulu, Hawaii 96813

and a copy to:

Consultant: Tyrone Kusao, Inc.  
1188 Bishop Street,  
Suite 2507  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: January 22, 1991

The applicant requests such amendments to the Development Plan Common Provisions, the Ewa Development Plan Special Provisions and the Ewa Development Plan Land Use Map as are necessary to permit approximately 114 acres of land to be developed into mixed-use commercial complex component of the master-planned Ewa Marina Community Development Project (Ewa Marina).

Upon completion, Ewa Marina will consist of separate, but wholly complementary phases. Phase I, the makai portion, consists of approximately 707 acres and will contain 4,850 homes intended for permanent residents. These homes will be a mix of single and multi-family dwelling units, interspersed around a large marina and laced with pedestrian and bicycle pathways and other open-area elements which will make the residential community architecturally and aesthetically pleasing.

Phase II, the mauka portion of Ewa Marina, is designated urban on the state's land use map and agriculture on the county's land use map. It consists of approximately 403 acres of land on which a 17-acre park, a golf course and mixed-use commercial complex will be built. The golf course, including clubhouse and maintenance facilities, will be constructed on approximately 272 acres of land and is identified as Increment 1 of Ewa Marina, Phase II. The golf course will be integrated with Ewa Marina's residential community and will stretch from NASBP to Fort Weaver Road. Phase II will also contain a mixed-use commercial job center and visitor complex which is identified as Increment 2 of Ewa Marina, Phase II. It will be located between the golf course and marina on the approximately 114 acres of land which is the subject of this application.

LUALUALEI GOLF COURSE

Location: Nanakuli, Oahu  
TMK: 8-7-09:02  
8-7-10:06  
8-7-19:01

Please send your comments to:

Accepting Authority: Department of General Planning  
Attn: William Medeiros  
650 South King Street,  
8th Floor  
Honolulu, Hawaii 96813

in a copy to:

Applicant: Kabushiki Kaisha Oban  
c/o Harvey Hida  
1440 Kapiolani Boulevard,  
Suite 915  
Honolulu, Hawaii 96814

and a copy to:

Consultant: Hida Okamoto and Associates  
c/o Tyrone Kusao, Inc. 1188  
Bishop Street, Suite 2507  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: January 22, 1991

The applicant is proposing the development of an 18-hole, regulation golf course along the Lualualei Navy Road in Nanakuli. Also proposed is the construction of a clubhouse and ancillary/accessory structures for golf course maintenance; on-site parking areas; maintenance yard and building; cart storage areas, and other related minor structures. The clubhouse and appurtenant structures and on-site parking areas will be located on the makai side of the Navy Road and will be linked to the course by a proposed underpass which would cross the road. A parking area on the makai side of the Navy Road and next to the clubhouse will be a proposed driving range/farm nursery facility. The driving range will be constructed after completion of the golf course.

**MOKULEIA GOLF COURSE DEVELOPMENT**

Location: Waialua, Oahu  
TMK: 6-8-02:06  
6-8-03:05, 06, 11, 15, 19, 20,  
21, 30, 31, 33, 34, 35, 40

Please send your comments to:

Accepting Authority: City and County of Honolulu  
Department of General  
Planning  
Attn: Mel Murakami  
650 South King Street  
Honolulu, Hawaii 96813

with a copy to:

Applicant: Mokuleia Land Company  
Attn: Jason Kim  
68-540 Farrington Highway  
Waialua, Hawaii 96791

and a copy to:

Consultant: Glen Koyama  
c/o Belt Collins & Associates  
680 Ala Moana Boulevard,  
Suite 200  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: January 22, 1991

The applicant is proposing the development of two 18-hole golf courses, one public, one private, on approximately 620 acres in Mokuleia. The supporting structures for each golf course include a clubhouse which would accommodate a golf proshop, a golf bag storage room, a golf cart barn, a snack shop, and a restaurant. Also located within each golf course would be a driving range and a service and maintenance facility. The existing Dillingham house entrance drive will be improved to provide access to the two golf clubhouses.

The applicant is in the process of acquiring a 40 acre parcel from the State for use in its golf course development. In addition, plans are to provide improved public access from Farrington Highway to Peacock Flat. The Dillingham house and Crowbar Ranch, which are located adjacent to the project site, will be kept intact and existing operations will continue at those facilities.

**KALIA TOWER - HILTON HAWAIIAN VILLAGE**

Location: Waikiki, Oahu  
TMK: 2-6-09:13

Please send your comments to:

Accepting Authority: City and County of Honolulu  
Department of Land  
Utilization  
Attn: Art Challacombe  
650 South King Street  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Hilton Hotels Corporation  
Attn: Danniel Dinell  
2005 Kalia Road  
Honolulu, Hawaii 96815-  
1999

and a copy to:

Consultant: Perry White  
c/o Belt Collins and  
Associates  
680 Ala Moana Boulevard,  
Suite 200  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: February 7, 1991

The proposed project is located on the northeastern corner of the Hilton Hawaiian Village property. It involves the removal of the existing Hawaiian Village Dome and ancillary facilities and the construction of a new, larger building in the same area, along with construction of 12 tennis courts atop of the parking garage and formation of extensive water features and landscaping on the Kalia Road/Ala Moana Boulevard corner. The new building would be a 25 story structure containing approximately 400 guest units and a health club/spa. Approximately 5,000 square feet of retail space would be located in a smaller, free-standing structure. The tower would be open up to 25 feet, allowing landscaping over a large area both around and under the building. In addition to gardens, an approximately 10,000 square foot lagoon and 25 foot high waterfall would be constructed.

**DRAFT ENVIRONMENTAL IMPACT STATEMENTS**

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EIS's 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 Kanohe 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.

**MAUI**

**KIHEI PUBLIC LIBRARY - SITE SELECTION**

Location: Kihei, Maui  
TMK: 2-2-02:42, 54  
3-9-06:11  
3-9-11:18  
3-9-12:13

Accepting Authority: Governor, State of Hawaii

Please send your comments to:

Proposing Agency: Department of Accounting and General Services  
Attn: Charles Inatsuka  
1151 Punchbowl Street  
Kalanimoku Building,  
Room 430  
Honolulu, Hawaii 96813

with a copy to:

Consultant: Royce S. Fukunaga  
c/o Fukunaga and Associates,  
Inc.  
1388 Kapiolani Boulevard,  
2nd Floor  
Honolulu, Hawaii 96814

and a copy to OEQC

Deadline: February 22, 1991

The Department of Accounting and General Services with the Department of Education, Hawaii State Public Library System proposes to construct a new public library in Kihei to serve the Maalaea, Kihei, Wailea, and Makena areas on the Island of Maui. This new 15,550 square foot facility would provide a permanent library to replace the Kihei Library Station. The existing facility, which is less than 2,000 square feet, is located in a classroom building in the old school complex on South Kihei Road, now known as the Kihei Community Complex. The nearest full service libraries are located in Wailuku and Kahului.

Based on criteria established by the Hawaii State Public Library System, five sites were identified and evaluated in a Site Selection Report. Site A, Kihei Community Complex, is located between South Kihei Road and Kenolio Road, near Uwapo Road. Site B, Future County Civic Center, is located with

frontage along Piilani Highway, north of the Silversword Golf Course. Site C, Waiohuli Beach Homestead, is located between South Kihei Road and Halama Street, south of West Welakahao Road. Site D, adjacent to Kalama Park, is located near the Kihei Fire Station on Waimahaihai Street. Site F, adjacent to Kihei School, is the site of the future community park which will be developed as part of the Piilani Village project.

The proposed public library facility will contain the following features:

- o Driveway or access road from existing road to parking area.
- o Paved parking area.
- o Utilities to provide water, electricity, sewer, and telephone service.
- o Drainage improvements to take care of on-site drainage.
- o Landscaping.

The Hawaii State Public Library System has tentatively selected Site D, Adjacent to Kalama Park, for the future site of the public library, and Site C, Waiohuli Beach Homesteads, as an alternative site.

**FINAL ENVIRONMENTAL IMPACT STATEMENTS**

The following EIS's 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**

**LILUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA**

Location: North Kona, Hawaii  
TMK: 7-4-08:02, 12

Accepting Authority: State Land Use Commission

Applicant: Liliuokalani Trust

Status: Currently being processed by the State Land Use Commission

The applicant, Liliuokalani Trust, is proposing to lease for development 4,000 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.
- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered.

affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.

- o The third component consists of approximately 229 acres of land located makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail, commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.

- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:

1. A 300-foot wide setback for Queen Kaahumanu Highway to provide space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.
2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120

foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.

4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.
5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its Kealakehe Planned Community Concept Plan and by the County of Hawaii in its Keahole to Kailua Development Plan. It provides a link from Palani Road to the proposed Kealakehe development.

The proposed reservoirs are located on the northern slopes of Haleakala, between elevations 4100 and 4300 feet above mean sea level. The reservoirs and a disposal site for excess excavated material are planned on a portion of a 145 acre parcel owned by the State of Hawaii. A small portion of the reservoirs will be developed on an adjoining 9,900 acre parcel owned by the Haleakala Ranch Company.

The new reservoirs will cover approximately 30 acres and consist of two 50 mg storage basins. The overall surface area of the two reservoirs together measures 1510 feet by 879 feet with a bottom depth of 30 feet. The reservoirs will be lined with an impervious layer of concrete and enclosed by a six foot high chain link fence. The two basins will have a total storage capacity of 100 mg. The reservoirs will be fed by a newly installed 36 inch transmission main from the Waikamoi Arch Dam. The outlet will also be a 36 inch transmission main that leads to the Olinda water treatment plant. The designed spillway elevation is 4210 feet above mean sea level.

Two concrete lined diversion ditches are planned on the mauka side of the reservoirs to direct surface runoff to existing gulches on the east and west side of the reservoirs to prevent surface runoff from entering the new reservoirs.

The excavated material will be used to berm up the side of the new reservoirs and the excess excavated material will be disposed of on the 145 acre parcel site at a designated disposal site. The bermed up area around the reservoirs and the disposal site will be grassed to minimize soil erosion.

---

**MAUI**

KULA WATER SYSTEM RESERVOIR

Location: Makawao, Maui  
 TMK: 2-4-16:01, 04

Accepting Authority: Governor, State of Hawaii  
 c/o Office of Environmental Quality Control

Proposing Agency: Department of Land and Natural Resources

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

The State Department of Land and Natural Resources, Division of Water Resource Management is proposing to construct two 50-million gallon (mg) reservoirs in the Upper Kula area of the island of Maui. The purpose of constructing these new reservoirs is to provide additional water storage capacity to minimize the need to impose water use restrictions, which is a common occurrence in Kula, especially during the drought periods. The existing storage capacity is insufficient to provide adequate amounts of water during the drought periods and requires expensive pumping costs from the Wailoa Ditch, located 3,100 feet downslope of the Upper Kula Water System, to supplement the water supply. The addition of the new reservoirs will provide adequate water storage capacity to the year 2000 and minimize water use restrictions and expensive pumping costs.

---

**OAHU**

THE WATERFRONT AT ALOHA TOWER

Location: Honolulu, Oahu  
 TMK: 1-7-01:01, 02, 03, 04  
 2-1-01:01, 05, 06  
 2-1-13:07  
 2-1-15:01, 11, 12  
 2-1-27:01

Accepting Authority: Governor, State of Hawaii  
 c/o the Office of Environmental Quality Control

Proposing Agency: Aloha Tower Development Corporation c/o Earl Matsukawa, Wilson Okamoto & Associates, Inc.

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

The Aloha Tower Development Corporation is proposing The Waterfront at Aloha Tower which will integrate cruise ship and intra-island ferry terminal facilities hotel, office, retail and restaurant use. These proposed uses will create a distinctive terminus for the Fort Street Mall, which will be extended through the project as a roadway to connect Downtown with the water's edge.

Specifically, proposed development components will include: the Maritime Building and Passenger Terminal with commercial and governmental offices at Piers 5 and 6; the Pedestrian Promenade extending from Piers 5 to 14 with retail emphasis between Piers 6 and 9; Aloha Tower Marketplace retail and office space at Piers 8 and 9 with maritime improvements at the pier fronts; a refurbished and beautified Aloha Tower; the Aloha Tower Hotel at Piers 10 and 11; an international cruise ship terminal at Piers 10 and 11; the One Aloha Tower Office Complex at Pier 11; Honolulu Fort Historic Park at Pier 12; and Honolulu Harborside condominiums at Piers 13 and 14 with maritime facilities at pier level. The project land area is approximately 22.4 acres.

---

#### NEPA DOCUMENTS

---

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 548-6915.

#### PROPOSED MARINE MINERAL LEASE SALE

For further information regarding this EIS, the following persons may be contacted:

Dr. Charles L. Morgan  
State EIS Coordinator  
Manganese Crust Project  
811 Olomehani Street  
Honolulu, HI 96813  
(808) 522-5617/FAX 522-5618

Mr. Robert B. Paul  
Federal EIS Coordinator  
Minerals Management Service  
1340 West Sixth Street  
Los Angeles, CA 90017  
(213) 894-2233/FAX 894-6485

A joint effort of the U.S. Department of the Interior, Minerals Management Service, and the State of Hawaii, Department of Business and Economic Development is proposing the leasing of mineral rights in the U.S. Exclusive Economic Zone adjacent to Hawaii and Johnston Island. The leasing proposal consists of offering 26,910 square kilometers (approximately 6.65 million acres) of Exclusive Economic Zone lands for lease. The estimates of potential metal resources in the proposed lease area are 2.6 million tonnes (metric tons) of cobalt, 1.6 million tonnes of nickel, and 81 million tonnes of manganese. Unknown amounts of platinum are also suspected but unconfirmed in the deposits. The deposits lie on the sea floor in the form of crusts or pavements of oxide minerals in water depths between 800 and 2,400 meters on the flanks of volcanically formed islands and seamounts. Presently, no date has been set for a lease sale.

---

#### NOTICES

#### MEETING NOTICE

#### PEOPLE'S WATER CONFERENCE #7

Date: January 12, 1991  
Time: 8:30 a.m. - 4:30 p.m.  
Location: Honolulu State Capitol Auditorium

FREE OPEN TO THE PUBLIC/\$5 LUNCH AND RECEPTION  
REGISTRATION REQUESTED

County Water Use and Development Plans are available from the DLNR; Public libraries on all islands; Department of Water on Hawaii, Maui, and Kauai; and Office of General Planning on Oahu.

FOR MORE INFORMATION: CONTACT Martha Black, Chairperson, at 395-2127.

#### MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: January 15, 1991  
Time: 5:00 p.m.  
Location: Department of Health Board Room  
1250 Punchbowl Street, Third Floor

#### Agenda

1. Call to Order
2. Approval of November 14, 1990 and December 12, 1990, Meeting Minutes
3. Annual Report
4. Other Business
5. Adjournment

# DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

TITLE OF PROJECT: \_\_\_\_\_

LOCATION: ISLAND \_\_\_\_\_ DISTRICT \_\_\_\_\_

TAX MAP KEY NUMBERS: \_\_\_\_\_

## TO BE FILLED OUT BY THE AGENCY ONLY:

TYPE OF ACTION: AGENCY \_\_\_\_\_ APPLICANT \_\_\_\_\_

PLEASE CHECK ALL THAT APPLY IN BOTH CATEGORIES:

### CATEGORY 1: Applicable State or Federal Statute

\_\_\_\_\_ Chapter 343, HRS      \_\_\_\_\_ Chapter 205A, HRS      \_\_\_\_\_ NEPA (Federal Actions Only)

### CATEGORY 2: Type of Document

_____ Negative Declaration or FONSI	_____ Revised Draft EIS
_____ EIS Preparation Notice or NOP	_____ Revised Final EIS
_____ Draft EIS	_____ Supplemental Draft EIS
_____ Final EIS	_____ Supplemental Final EIS

Please submit to OEQC: 4 copies of the Negative Declarations or EIS Preparation Notices,  
60 copies of the Draft EIS's, and  
25 copies of the Final EIS.

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

ACCEPTING AUTHORITY'S ADDRESS: \_\_\_\_\_

CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPOSING AGENCY OR APPLICANT'S ADDRESS: \_\_\_\_\_

CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONSULTANT'S ADDRESS: \_\_\_\_\_

CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_

COMMENT LETTERS ADDRESSED TO: AGENCY OR APPLICANT \_\_\_\_\_ CONSULTANT \_\_\_\_\_

CONDITIONS WHICH TRIGGERED THE EIS LAW, PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- |   |  |
|---|--|
| <input type="checkbox"/> Use of State or County lands or funds        | <input type="checkbox"/> Amendment to a County General Plan                    |
| <input type="checkbox"/> Use of Conservation District Lands           | <input type="checkbox"/> Reclassification of Conservation Lands                |
| <input type="checkbox"/> Use of Shoreline Setback Area                | <input type="checkbox"/> Construction or modification of helicopter facilities |
| <input type="checkbox"/> Use of Historic Site or District             | <input type="checkbox"/> Other _____   |
| <input type="checkbox"/> Use of lands in the Waikiki Special District |  |

---

**SUMMARY** of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

# 1991 SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATION

(NOTE: ALL DOCUMENTS SUBMITTED FOR PUBLICATION IN THE OEQC BULLETIN MUST BE RECEIVED AND DATE STAMPED BY OEQC BY 4:30 P.M. OF THE DEADLINE DATE.)

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
		HOL	2	3	4	5
6	<u>EIS</u>	8	9	10	11	12
13	14	<u>N&amp;P</u>	16	17	18	19
20	HOL	<u>EIS</u>	23	24	25	26
27	28	29	30	31		

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
					<u>N&amp;P</u>	2
3	4	<u>EIS</u>	6	7	8	9
10	11	12	13	14	15	16
17	<u>N&amp;P</u>	19	<u>EIS</u>	21	22	23
24	25	HOL	27	28	HOL	30
31						

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
			<u>N&amp;P</u>	2	3	4
5	<u>EIS</u>	7	8	9	10	11
12	13	14	15	<u>N&amp;P</u>	17	18
	<u>EIS</u>	21	22	23	24	25
26	HOL	28	29	30	31	

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	HOL	<u>EIS</u>	6
7	8	9	10	11	12	13
14	15	<u>N&amp;P</u>	17	18	19	20
21	<u>EIS</u>	23	24	25	26	27
28	29	30	31			

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	HOL	3	4	<u>EIS</u>	6	7
8	9	10	11	12	13	14
15	<u>N&amp;P</u>	17	18	19	<u>EIS</u>	21
22	23	24	25	26	27	28
29	30					

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					<u>N&amp;P</u>	2
3	4	<u>EIS</u>	6	7	8	9
10	HOL	12	13	14	15	16
17	<u>N&amp;P</u>	19	<u>EIS</u>	21	22	23
24	25	26	27	HOL	29	30

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
					<u>N&amp;P</u>	2
3	4	<u>EIS</u>	6	7	8	9
10	11	12	13	14	<u>N&amp;P</u>	16
17	HOL	19	<u>EIS</u>	21	22	23
24	25	26	27	28		

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
	<u>N&amp;P</u>	2	3	4	<u>EIS</u>	6
7	8	9	10	11	12	13
14	15	<u>N&amp;P</u>	17	18	19	20
21	<u>EIS</u>	23	24	25	26	27
28	29	30				

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	<u>N&amp;P</u>	4	<u>EIS</u>	6	7	8
9	10	HOL	12	13	14	15
16	<u>N&amp;P</u>	18	19	<u>EIS</u>	21	22
23	24	25	26	27	<u>N&amp;P</u>	29
30						

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
					<u>N&amp;P</u>	2 3
4	<u>EIS</u>	6	7	8	9	10
11	12	13	14	<u>N&amp;P</u>	HOL	17
18	19	<u>EIS</u>	21	22	23	24
25	26	27	28	29	<u>N&amp;P</u>	31

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
		<u>N&amp;P</u>	2	3	4	5
6	<u>EIS</u>	8	9	10	11	12
13	14	15	<u>N&amp;P</u>	17	18	19
20	<u>EIS</u>	22	23	24	25	26
27	28	29	30	31		

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	<u>N&amp;P</u>	3	4	<u>EIS</u>	6	7
8	9	10	11	12	13	14
15	<u>N&amp;P</u>	17	18	19	<u>EIS</u>	21
22	23	24	HOL	26	27	28
29	30	<u>N&amp;P</u>				

HOL Holiday  
EIS Submission deadline for Draft and Final EIS  
N&P Submission deadline for Negative Declarations and Preparation Notices

# PUBLIC NOTICE

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

Date: Jan. 8, 1991 Number: 91-001

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) Lot 60-B, Ld. Ct. Masao Fujishige for 1-2-13:32 12/27/90  
 App. 1076 (Kekaha, Michael Aylott  
 Waimea, Kauai)
- 2) Consolidation of ControlPoint Surveying 4-4-7:04 12/21/90  
 Lot 15-A of Pana- and Engineering, Inc.  
 hana Subd. & Lots for Manuel Manfredi  
 15-A-1 & 15-A-2  
 of Reclaimed  
 (Filled) Land of  
 Kaeoche Bay into  
 Lot A (Kaeoche,  
 Koolauopoko, Oahu)
- 3) Lot 38 of the George F. Newcomer 2-1-12:3 12/31/90  
 Makana Beach Lots  
 Being a Port. of  
 Land Surveyor, Inc.  
 L.C. Av. 117216 for George Ferreira  
 Apana 21 to M.  
 Kekauonohi and  
 Land Patent 8213  
 L.C. Av. 6715 to  
 Hoomanawanui  
 (Honouliuli,  
 Makawao, Maui)
- 4) Lots 18-B & 18-C R.M. Towill Corp. for 6-8-22:1 & 9 12/31/90  
 of Ld. Ct. APP. Mauna Lani Resort,  
 1785 as Shown on  
 Map 11 (Kalahui-  
 puua, Waimea,  
 S. Kohala, Hawaii)

Comments on application may be made in writing to the State Land Survey 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: Jan. 8, 1991 Number: 91-001

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

- 5) Lots 31 & 32 of R.M. Towill Corp. 6-8-24:33 & 34 12/26/90  
 Ld. Ct. App. 1785 for Nintendo  
 (Kalahui puua,  
 Waimea, S. Kohala,  
 Hawaii)

Page 2 (continued)

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: Jan. 8, 1991      Number: 91-001

**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

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) <u>Lots A &amp; 21-A of the Kahana Sunset Beach Lots Being Por. of Lots 20 &amp; 21 of the Kahana Sunset Beach Lots, Being also a Por. of R.P. 1663, L.C. Aw. 5524 to L. Konia &amp; a Por. of Allotment 51-A of the Mailepai Hui Partition to Frank A. Alamada, Equity No. 235, Circuit Ct., 2nd Judicial Circuit (Kaanapali, Lahaina, Maui)</u>	George F. Newcomer Land Surveyors, Inc. for U.T.S. Hawaii, Inc.	4-3-07:20 & 21	12/20/90(R)
2) <u>Laenani Wastewater Pump Station (Kahaluu, Koolau-poko, Oahu)</u>	City and County of Honolulu for City and County of Honolulu/Public Works Department	4-7-10:17	12/18/90(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**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
465 SOUTH KING STREET  
KEKUANAOA BUILDING, #104  
HONOLULU, HAWAII 96813

---

PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE  
PAID  
HONOLULU HI  
PERMIT NO. 1502

---