

# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Brian J. Choy  
Acting DIRECTOR

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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, 220 South King Street, 4th Floor, 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.

## IMPORTANT ANNOUNCEMENT

The Office of Environmental Quality Control is requesting that beginning May 1991, agencies and applicants distribute their own Draft and Final Environmental Impact Statements. OEQC will provide agencies and applicants with distribution lists as soon as it receives five copies of the document. An agency or applicant may call OEQC three working days prior to the day the document will be available and the distribution list and a copy of the transmittal letter will be ready when the document is submitted to the Office. The documents must be sent First Class to assure timely delivery. If the Office is notified that agencies have not received the EIS's in a timely manner (as indicated by the postmark date), OEQC will require the agency or applicant to correspondingly extend the deadline for comments and notify the parties on the distribution list. OEQC will publish the extended deadline for comments in its OEQC Bulletin.

Administrative Rules, Title 11, Chapter 200-21, states that: "The applicant or proposing agency may directly distribute any portion of the required copies to those on the list, provided that the office is informed at the time the EIS is filed." OEQC has chosen to request that the agencies and applicants be responsible for the direct distribution of the EIS's for two reasons. One is budget related; OEQC's budget has been cutback requiring the implementation of money saving measures. The second reason is due to our present location. OEQC is not in a state building and therefore no longer has easy access to the messenger service. Transporting EIS's to the Messenger Mail Room is an extreme burden on our small staff. If you have any questions regarding this policy, please feel free to call the office 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 project(s) should be directed to the listed contacts.

**HAWAII**

**AZABU KONA BEACH RESORT**

Location: North Kona, Hawaii  
TMK: 7-8-13:02, 13, 43, 46  
7-8-10:35

Accepting Authority: County of Hawaii  
Planning Department for  
Planning Commission  
Contact: Connie Kiriu (961-8288)

Applicant: Azabu U.S.A. Corporation  
c/o Belt, Collins and  
Associates

The applicant proposes to upgrade its resort facilities at Keauhou Beach and Kona Lagoon Hotels. Improvements would include the construction of a new swimming pool, restaurant, landscaping, an entry drive and parking modifications, and repair of a shoreline wall within the grounds of the Hotels. A white sand area will be constructed around the swimming pool and deck. In addition, the existing tennis complex would be demolished and a new tennis complex would be constructed mauka of Alii drive. An underpass would be installed in order to cross Alii drive from the tennis courts to the Hotel complex.

The Hawaii County Economic Opportunity Council (HCEOC) is proposing to establish a Head Start early childhood education program in an existing facility on the site of the former Department of Education, Alae School. The facility is located on a 7.05 acre parcel situated in South Kona. HCEOC will utilize the structure and land on an "In-Kind" basis under the Department of Education TYPE II category of use.

The Head Start program will provide an early childhood education school for 40 children ages 2 1/2 to 5 years of age. The program will be in operation Monday through Friday from 7 a.m. to 4:30 p.m. throughout the year. The facility will also be utilized in the evening and on weekends on an infrequent basis for workshops for Head Start parents and staff, Head Start Policy Council meetings, committee meetings and the like.

**OAHU**

**PEARL CITY UNIVERSITY OF HAWAII  
EXTENSION SERVICE OFFICE**

Location: Ewa, Oahu  
TMK: 9-7-23:03

Proposing Agency: Department of Accounting  
and General Services  
Contact: Emily Chun (548-5742)

The Department of Accounting and General Services is proposing to pave existing dirt roads, construct a new parking lot, install street lighting and install new security lights at the Pearl City University of Hawaii Extension Service Office site. The project will provide the service office with needed improvements for pedestrian and vehicular traffic safety. Since the project will be constructed within the existing University of Hawaii site, no land will be removed from the tax base. The estimated cost of the project is \$165,000.

The Department of Land and Natural Resources is proposing the drilling, casing and pump testing of an exploratory well 14 inches in diameter in Kapakahi Gulch between Waialae-Nui Ridge and Waialae-Iki Ridge. The proposed site is located on a 7945 acre parcel owned by Bishop Estate. It is about 0.8 miles north-easterly of the intersection of Kalaniana'ole Highway and Ainakoa Avenue.

This project is part of the "Statewide Exploratory Well Drilling Program." The program's goal is to locate and to gather geo-hydrological data on the quality and quantity of new groundwater resources statewide. If the well proves successful, it will be turned over to the Honolulu Board of Water Supply as a water source for the Honolulu Water System. If not, the well will be sealed and the area restored, as much as practical, to its original condition.

A 20 foot wide access road approximately 250 feet long will be graded from the end of the Ainakoa Avenue to the proposed well site. An area approximately 100 by 200 will be cleared of vegetation and leveled to accommodate the drilling equipment and materials storage. Cuttings from the drilled hole will be piled at the site and hauled away by the contractor. After the well has been drilled to the designed depth, a steel casing will be installed and set into place with cement grout. A temporary diesel operated pump will be installed in the well to conduct a yield-drawdown and water quality test. Water withdrawn from the well during the test will be discharged into the natural drainage way. Upon completion of the test, all equipment will be removed from the site and a metal plate will be welded over the well for safety and to prevent contamination.

The ground elevation of the well is 270 feet. The well will be approximately 300 feet deep. The estimated cost of this project is \$350,000, and it is anticipated to take eight months to complete.

**HEAD START PRE-SCHOOL**

Location: South Kona, Hawaii  
TMK: 8-7-05:09

Accepting Authority: Department of Education  
Contact: Alan L. Garson (961-7237)

Applicant: Hawaii County Economic  
Opportunity Council

**DRILLING KAPAKAHI WELL**

Location: Honolulu, Oahu  
TMK: 3-5-24:01

Proposing Agency: Department of Land and  
Natural Resources  
Division of Water Resource  
Management  
Contact: Edward Lau (548-7496)

**KAHUKU WASTEWATER TREATMENT  
PLANT EXPANSION**

Location: Koolauloa, Oahu  
TMK: 5-6-02:24

Proposing Agency: City and County of Honolulu  
Department of Housing and  
Community Development  
Contact: Richard Murakami  
(527-5303)

The proposed project involves the expansion of the existing Kahuku Wastewater Treatment Plant. This expansion includes the construction of a new secondary treatment unit, sludge digester, an equalization facility and pump station, a sludge thickening facility, sand filter and modifications to one of the existing sludge drying beds and the control building. A larger emergency standby generator at the Wastewater Treatment Plant (WWTP) is also required. All of the construction for this expansion will be within the existing WWTP grounds which are fenced.

The objective of the project is to upgrade the existing facility to give the Kahuku WWTP additional capacity to treat wastewater generated by future developments projected in the Kahuku area. The current facility has the capacity to treat 200,000 gallons of wastewater in a 24 hour period. The expanded facility will be capable of treating 400,000 gallons of wastewater per day and meet the requirements of the State of Hawaii, Department of Health.

CYRIL THOMSON MITCHELL TRUST -  
AFTER-THE-FACT CONSERVATION  
DISTRICT USE APPLICATION FOR AN  
EASEMENT AND SEAWALL

Location: Koolaupoko, Oahu  
TMK: 4-3-03:75  
4-3-04:83, 87

Permitting Agency: Department of Land and Natural Resources  
Contact: Roy Schaefer (548-7837)

Applicant: Cyril Thomson Mitchell Trust  
c/o Stanley D. Suyat

The Department of Land and Natural Resources has approved the request from the applicant for an after-the-fact Conservation District Use Application for a small portion of an existing seawall that extends into State conservation Lands seaward of the shoreline. The lava rock seawall encroaches in two locations; one of which is 9 square feet and 133 square feet at another location.

The land area on the mauka side of the seawall is landscaped and relatively flat. The area has been developed with residential structures. The land area on the makai side of the seawall is a gently sloping sandy beach which, depending upon the seasonal tides and the wash of the waves, may be partially or entirely submerged. The major impact upon the applicant's property has been the constant erosion by seasonal tides

and wave action, hence the need for a seawall to protect the land from further erosion.

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.

**OAHU**

KAWAINUI MARSH FLOOD CONTROL

Location: Koolaupoko, Oahu  
TMK: 4-2-16:01  
4-2-13:22

Accepting Authority: Mayor, City and County of Honolulu

and Governor, State of Hawaii

Please send your comments to:

Proposing Agencies: U.S. Army Corps of Engineers  
Honolulu Engineer District  
Planning Division  
Building 230  
Ft. Shafter, Hawaii 96858

and Director and Chief Engineer  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Deadline: May 8, 1991

The purpose of this project is to restore flood protection for the residential area known as Coconut Grove in the town of Kailua, Island of Oahu. The City and County of Honolulu is in the process of implementing flood protection by opening 10,000 linear feet of waterway and creating approximately 30 acres of open water to distribute flood water more efficiently within the interior of the marsh. The estimated effect of these open water channels is to increase the ability of Kawainui Marsh to distribute and store stormwater runoff in order to reduce the

potential for flooding of Coconut Grove (FEIS, City and County of Honolulu, June 1990). Additional flood protection is required, however, and the City and County along with the Corps are proceeding together to achieve the necessary protection.

In 1966, the Corps of Engineers completed the Kawainui Marsh Flood control project to protect the Coconut Grove residential area of Kailua. The project consists of a natural 640 acre flood control basin (Kawainui Marsh), a 6,850 foot long protective earthen levee, and a 9,470 foot long channel (Oneawa Channel) running from the northern end of the marsh into Kailua Bay. The project was turned over to the City and County of Honolulu for management and maintenance. On January 1, 1988, floodwaters overtopped the levee and flooded homes in Coconut Grove. The Corps has been working with the City and County of Honolulu to develop plans to reduce the flood hazard and has evaluated the following alternatives: 1) raise the height of the existing levee by 6 to 8 feet; 2) construct a concrete floodwall on top of the existing levee to the same height as plan 1; 3) construct a single open waterway along the Quarry Road side of the marsh connecting to Oneawa Channel by way of a water control structure; 4) construct 23,760 linear feet of meandering waterways (76 acres) connected to Oneawa Channel by way of a water control structure; 5) construct an additional levee on the Coconut Grove side of the existing levee; 6) flood proof homes subject to flooding in Coconut Grove by raising ground floor levels above the flood hazard; 7) no action or no Corps-sponsored improvements (addresses the proposed vegetation removal plans by the City and County of Honolulu to disperse water within the marsh). The City and County FEIS, June, 1990 which covers the effects of blasting open waterways shall be incorporated by reference in a joint DEIS to be prepared. Additional alternatives were evaluated but rejected early in the planning process. A preferred alternative has not yet been selected and will await input from the public review process.

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 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.

**OAHU**

CAMPBELL DRAINAGE CHANNEL -  
SUPPLEMENT TO KAPOLEI BUSINESS  
INDUSTRIAL PARK EIS

Location: Ewa, Oahu  
TMK: 9-1-14:04

Please send your comments to:

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

with a copy of your comments to the following:

Applicant: The Estate of James Campbell  
Attn: Susan Sublett  
828 Fort Street Mall, Suite 500  
Honolulu, Hawaii 96813

Consultant: Kenneth Ishizaki, P.E.  
c/o Engineering Concepts, Inc.  
250 Ward Avenue, Suite 206  
Honolulu, Hawaii 96814

Deadline: May 23, 1991

The Estate of James Campbell is proposing a drainage channel to serve a 2400 acre watershed in Ewa, including a portion of the proposed Kapolei Business Industrial Park. The portion of the drainage channel located within the proposed Kapolei Business Industrial Park site has been addressed in

the Kapolei Business Industrial Park EIS. The portion of the drainage channel to be located beyond the proposed Kapolei Business Industrial Park site, between Malakole Road and the Pacific Ocean, is the focus of this Supplemental EIS. A 150 foot wide parcel of approximately 6 acres has been set aside for this portion of the drainage channel. The parcel is currently undeveloped, open space. Camp Malakole borders the channel site to the north, with Chevron USA located to the south.

The proposed channel will be trapezoidal in shape, with a bottom width of approximately 100 feet. It is anticipated that the channel will be excavated in hard coral and will not require concrete lining. The channel excavation will intersect at the coastline at an approximate elevation of (-) 5 feet mean sea level.

Maintenance roads and chain link fencing will be located along both banks of the drainage channel. Public access to the shoreline will be provided via these maintenance roads.

SMITH-BERETANIA PARKING LOT  
REDEVELOPMENT

Location: Honolulu, Oahu  
TMK: 1-7-04:01, 04

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

With a copy of your comments to the following:

Proposing Agency: Department of Housing and Community Development  
Mr. Michael Scarfone, Director  
650 South King Street,  
5th Floor  
Honolulu, Hawaii 96813

Consultant: Mr. Patrick A. Ribellia  
1188 Bishop Street, Suite 2201  
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: May 23, 1991

The Smith-Beretania Parking Lot Redevelopment project involves the use of City land

and the expenditure of approximately \$10 million in City general obligation bond funds. An additional \$6.2 million paid as a development premium for the Honolulu Park Place (Honolulu Tower II) project of Beretania Street and Nuuanu Avenue will also be used for development costs. Parking revenues will repay the general obligation bonds over the long term. The proposed project is located on the block bounded by Beretania, Smith and Pauahi Streets on the fringe of Honolulu's Chinatown Special District.

The components of the proposed project are as follows:

1. Parking - approximately 325 stalls of public parking within an underground parking facility containing two levels of parking with a single entrance/exit driveway onto South Beretania Street.
2. Child Care - approximately 10,000 square feet of ground-level indoor facilities and outdoor (courtyard) space to serve an estimated 150 children each day.
3. Public Park - a passive public park containing 34,480 square feet of land will be provided atop the parking structure possibly including a tot lot, landscaping, benches and other passive play apparatus.
4. Commercial Space/City Offices - ground floor, small-scale commercial uses (i.e. convenience shops and minor business services) along Pauahi Street and a small portion of Smith Street with City offices within the second and third floors of a three-story structure fronting on Pauahi Street. The retail uses will primarily be pedestrian-oriented. Proposed City offices will permit relocation of City offices presently scattered within the downtown area.

KAILUA ELDERLY HOUSING

Location: Koolaupoko, Oahu  
TMK: 4-3-55:11

Please send your comments to:

Accepting Authority: Department of General Planning  
Attn: Melvin Murakami  
650 South King Street  
Honolulu, Hawaii 96813

with a copy to the following:

Proposing Agency: Department of Housing and Community Development  
Attn: Eileen Mark  
650 South King Street,  
5th Floor  
Honolulu, Hawaii 96813

Consultant: Lowell Chun  
c/o AM Partners, Inc.  
1164 Bishop Street,  
Suite 1000  
Honolulu, Hawaii 96813

Deadline: April 22, 1991

The Department of Housing and Community Development is proposing the development of an affordable housing project for the elderly. The elderly housing will consist of 30 one-bedroom and 54 studio units for a total of 84 units in a three-story structure. The project site is located on an existing municipal parking lot consisting of 76,710 square feet within the block bordered by Kuulei Road, Oneawa, Uluniu and Aulike Streets.

The Department of Housing and Community Development has created a program for the site which features 84 residential units, a multi-purpose meeting room/meal facility, landscaped garden terrace, a mini park, loading stalls and 167 parking stalls for resident and public parking. The proposed project will be designed in an "U" configuration with its garden terrace end facing towards Oneawa Street. Three residential floors are planned at height of 8.5 feet floor-to-floor, and will be located above the new parking structure which will include 146 public stalls and an additional 21 stalls for resident use. Resident parking will be located towards Uluniu Street and public parking towards Oneawa Street.

Vehicular access is proposed through the existing driveway at Aulike Street. Accessways for pedestrians are located from Uluniu Street, Oneawa Street and Kuulei Road.

**HALE O MALIA LIFECARE COMMUNITY**

Location: Waialae-Kahala, Oahu  
TMK: 3-5-17:02

Please send your comments to:

Approving Agency: City and County of Honolulu  
Department of General Planning  
Attn: Verne Winquist  
650 South King Street  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Episcopal Homes Foundation of Hawaii, Inc.  
c/o Mr. Robin Foster  
Lacayo Planning, Inc.  
737 Bishop Street, Suite 1550  
Honolulu, Hawaii 96813

Deadline: May 7, 1991

The Episcopal Homes Foundation of Hawaii proposes to construct a new "lifecare" facility on a portion of the existing Star of the Sea School/Church campus. The program will provide qualified residents (65 years of age or more) living quarters, full health care, meals, housekeeping services and other amenities and services in exchange for an initial accommodation fee and monthly maintenance fees. The lifecare contract extends for the life of the residents, regardless of changed conditions in their health or financial condition.

Three levels of living area offered within the contract: residential apartments (300 units), personal care units (20 beds), and a skilled nursing facility (60 beds). The apartments are one- and two-bedroom units similar to quality condominium units, except the kitchens. Meals will be served in a main dining room. The personal care units serve residents who, either permanently or temporarily, require a moderate level of assistance with activities of daily living, but do not require continuous nursing supervision. The skilled nursing facility serves residents who require permanent or temporary 24-hour nursing care. The entire lifecare facility will be licensed by the State of Hawaii, Department of Health, and be housed in a complex of multi-story buildings with a total floor area of about 425,000 square feet and maximum height of 60 feet.

**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 contest the acceptance of an EIS have a day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

**HAWAII**

**WAIKOLOA AFFORDABLE HOUSING MASTER PLAN**

Location: South Kohala, Hawaii  
TMK: 6-8-02:31, 26

Accepting Authority: County of Hawaii  
Department of Planning

Proposing Agency: County of Hawaii  
Office of Housing and Community Development

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

The Office of Housing and Community Development of the County of Hawaii is proposing an affordable residential development at Waikoloa Village, in the South Kohala district of West Hawaii. This master planned development is proposed to contain approximately 1,200 single- and multi-family housing units all of which will be available for rent or sale in the affordable price ranges, as defined by federal, state and county standards.

The project site is currently undeveloped and is located at the north end of the existing Waikoloa Village. Ownership of 279 acres of the 340-acre site is being conveyed from the present land owner, Waikoloa Land Company to the County of Hawaii through an agreement between the two parties.

Envisioned is an approximately 1,200 dwelling unit mix of single family and multi-family units on finished lots. This project will also include an 8.6 acre parcel for churches and a small commercial area near the Paniolo Drive entrance. A community park of approximately 9 acres will be located next to the commercial/church area at the entrance to the development at Paniolo Drive. A 36-acre school is planned for conveyance to the State Department of Education by the Waikoloa Land Company at the southeastern edge of the project site near the Ho'oko and Paniolo Drive intersection.

The major roadway network consists of 50-foot and 60-foot rights-of-way, with curbs, gutters and sidewalks, and dry wells for drainage. Roadway grades were maintained

a maximum slope of eight-percent, with a few exceptions where ten to twelve-percent was used because of the steep character of the area.

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**KAUAI**

UPPER MAKALEHA SPRINGS WATER  
RESOURCE DEVELOPMENT

Location: Kapaa, Kauai  
TMK: 4-6-01:01

Accepting Authority: Governor, State of Hawaii

Proposing Agency: Department of Land and Natural Resources

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

The Final EIS for the Upper Makaleha Springs Water Resource Development, originally dated December 1987, was withdrawn by the Department of Land and Natural Resources, Division of Water Resource Management in February 1991. No acceptance/non-acceptance determination was made for this document. The Final EIS for the Upper Makaleha Springs Water Resource Development has been resubmitted and the description is as follows:

The Hawaii Division of Water and Land Development proposes to tap natural springs on State Land in the Makaleha Mountains of East Kauai, and to pipe the water to Kapaa for domestic uses. The project involves the construction of a concrete intake basin and approximately 4000 feet of iron pipe. The proposed project will fulfill the primary purpose of the Kealia Forest Reserve which is to serve as a source of water supply.

Other project alternatives considered included the "no project" option, drilling a new well on Akulikuli Ridge, enlarging existing water tunnels, and the construction of a surface impoundment.

The proposed project will help alleviate existing water shortages in the Kapaa-Wailua area by increasing the overall supply approximately 16%. Adverse environmental impacts include a slight degradation of aquatic habitats and surface water quality, especially during construction. In addition, the project will also include the diversion of water now being used by Lihue Plantation Company to irrigate 1000 acres of sugar

cane. These impacts will be mitigated by 1) the use of cement rubble masonry for the intake and pipeline pedestal construction; 2) replanting of exposed riparian areas with indigenous vegetation; 3) the restriction of land vehicles past the mauka end of Kahuna Road; 4) the use of silt fences and fabric material to reduce potential sedimentation; and 5) the scheduling of excavation work during the drier months of May through September. The project is consistent with the Kauai County General Plan and the Hawaii State Plan.

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**LANAI**

LANAI AIRPORT MASTER PLAN  
IMPROVEMENTS

Location: Kalulu, Lanai  
TMK: 4-9-02:01, 41, 46, & 47

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

Proposing Agency: State Department of Transportation, Airports Division

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

The State of Hawaii, Department of Transportation, Airports Division, is proposing to improve the existing Lanai Airport as recommended in the 1990 Lanai Airport Master Plan. The recommended improvements include acquiring 416 acres of private lands around the Airport for runway extension, runway clear zones, terminal area expansion and Airport protection.

A new passenger terminal building would be constructed to accommodate both scheduled air carrier and commuter airlines. A new public, employee and rental car parking lot would be built. The aircraft parking apron would be extended at the southwest and northeast ends. A new facility to consolidate air cargo operations is proposed together with truck and vehicular parking. New general aviation facilities are proposed. The old passenger terminal and cargo buildings would be demolished. A new helicopter air taxi facility would be developed as the demand warrants.

The Airport Access Road off Kaumalapau Highway would be widened and landscaped. New service roads and an airfield perimeter

service road have been provided. New perimeter fencing to conform with land acquisition is provided together with new security fencing in the terminal area. New airport support, ground transportation and fuel farm areas would be developed as necessary.

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**OAHU**

EWA MARINA, PHASE II

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

Accepting Authority: Department of General Planning

Applicant: Haseko (Hawaii), Inc.

Status: Currently being processed by the Department of General Planning.

The Ewa Marina Community Development Project has two phases of which the subject Phase II project is the second phase. Phase I, containing approximately 707 acres of land, is already classified for urban use. It will contain 4,850 dwelling units in a wide variety of homes, including affordable mid-rise apartments, townhouses, moderately priced single family homes as well as luxury homes fronting the ocean and a man-made 140 acre marina.

Phase II is part of an Ewa Marina Master Plan encompassing both Phases. Phase I will be a master-planned, recreation-oriented residential community containing 4,850 housing units which will be build around a major, man-made, 140-acre marina containing 1,600 boat slips.

The Phase II project will be commercial-industrial, employment and recreation center containing uses supportive of recreational marine activities, such as hoists launching ramps, wash racks, ice and cold storage facilities, boat storage facilities, and businesses involved in the sale or repair of boats and boating accessories. It will also contain a clubhouse, visitor accommodation units, a conference center, a health center, a 27-hole golf course and a tennis complex. Phase II, will be constructed on 403 acres of land mostly used for sugar cane production at the present time. Both phases will be harmoniously integrated into a residential/recreational/commercial community with a greenbelt pathway system extending throughout the community and connecting these various community elements.

EWA VILLAGES MASTER PLAN

Location: Ewa, Oahu  
TMK: 9-1-16:25  
9-1-17:01, 02, 04, 36 - 39,  
46 - 49, 51

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

Proposing Agency: Department of Housing  
and Community Development

Status: Accepted by the Department  
of General Planning on April  
5, 1991.

The City and County of Honolulu, Department of Housing and Community Development (DHCD), is proposing the rehabilitation and revitalization of the Ewa Villages of Varona, Renton and Tenney, and the construction of an 18-hole municipal golf course.

The proposed project is located in the Ewa Plain on the island of Oahu. The north/northwestern project limit runs 500 feet mauka of Mango Tree Road, while the south/southeastern limit is the railroad right-of-way. The Ewa By Gentry project, currently under construction, abuts the makai side of the railroad right-of-way. The eastern boundary of the project is Fort Weaver Road and the western boundary is Varona Village.

The proposed project will encompass approximately 606 acres. Of this total area, about 320 acres will be planned for residential use, recreation area and open space. Two hundred and six acres will be developed into an 18-hole golf course. The remaining area will be used for roads, commercial facilities and public facilities (schools, churches, community center).

The intent of the development-rehabilitation program is to maintain the design character of the existing villages. Existing housing stock will be rehabilitated to meet standards for habitable structures. New in-fill housing built within the Villages will be compatible, if not identical to existing housing. New development areas will be separated from the existing Villages through the use of open space and buffers. The existing road patterns will be maintained. Approximately 1,230 units (existing and new) are programmed for the Villages. Most of the dwellings will be single-family units with a small number planned as multi-family units.

LUALUALEI GOLF COURSE

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

Accepting Authority: Department of General Planning

Applicant: Kabushiki Kaisha Oban

Status: Currently being processed by  
the Department of General  
Planning.

The applicant, Kabushiki Kaisha Oban, is planning the development of a golf course complex containing an 18-hole, regulation golf course, a clubhouse facility and a golf driving range/nursery site. The complex would be located in Lualualei Valley. The major elements of the golf course include: a new access roadway paralleling the Lualualei Navy Road and providing access to the course, potable and non-potable (course irrigation) water systems, drainage facilities with retention and detention ponds, a private wastewater collection and disposal system, and electrical, telephone and other utility services.

The golf course project site contains approximately 259.25 acres, located mauka of Farrington Highway and adjacent to the Naval Magazine Lualualei. Elevation of the golf course site ranges from approximately 65 feet above mean sea level (msl) near Lualualei Navy Road and throughout a flat plateau which comprises the vast bulk of the project site to nearly 250 feet above msl along its mauka portions which encompass some of the foothills of the Puu Haleakala ridges to the Waianae mountain range.

The site is vacant land overgrown mostly with grasses and haole koa bushes. Ulehawa Stream, a dry bed stream, crosses the level portions of the project site along path generally running parallel to the Lualualei Access Road.

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.

PLATT FIELD - FAMILY HOUSING PROJECT  
(FINDING OF NO SIGNIFICANT  
IMPACT/NOTICE OF AVAILABILITY)

Location: Koolaupoko, Oahu  
TMK: 4-4-09:03

Accepting Authority: Commander, R.R. Critser,  
Colonel  
USMC Marine Corps Air  
Station, Kaneohe Bay  
Attn: Facilities Dept (I&L),  
Dr. Diane Drigal  
Kaneohe, Hawaii 96863-5001  
(Phone: 257-2175)

Proposing Agency: Donald T. Wynn, Lieutenant  
Colonel, CE  
District Engineer, U.S. Army  
Engineer District, Honolulu  
Attn: David G. Sox  
(Phone: 438-5030/1489)  
Building 230, U.S. Army,  
Engineer District, Honolulu  
Fort Shafter, Hawaii 96858-  
5440

The proposed action is to construct 276 family housing units for military service members and their families at a 24-acre site at Platt Field, Marine Corps Air Station, Kaneohe Bay (MCASKB). A separate project will upgrade portions of the Station's off-site sewer system. 0.5 acres of the site will need fill and/or structural flood proofing to prevent flood damages for a 100-year storm. Alternatives include no action; three different housing schemes at Platt Field; two schemes at Fort Hase Beach, MCASKB; and one site at Bellow Air Force Station.

Open space and grassy areas, now used as wintering grounds for Golden Plovers, a Federally protected migratory bird, will be diminished. Two adjacent, abandoned gasoline tanks will be removed. Outdoor recreational facilities will be moved to another site at MCASKB. New students will be bused to schools in nearby communities. The estimated cost of construction is about \$25,000,000.

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NOTICE

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MEETING NOTICES

MEETING OF THE STATE  
ENVIRONMENTAL COUNCIL

DATE: April 17, 1991  
TIME: 5:00 P.M.  
LOCATION: Office of Environmental  
Control Library  
Central Pacific Plaza,  
4th Floor  
220 South King Street

AGENDA

1. Call to Order
  2. Approval of the March 13, 1991  
Meeting Minutes
  3. Annual Report
  4. Legislative Update
  5. Other Business
  - Adjournment
- 

**PUBLIC INFORMATIONAL WORKSHOPS: STATE LAND USE DISTRICT BOUNDARY REVIEW**

The Office of State Planning is conducting workshops which will present an explanation of the State Land Use District Boundary Review Project and will provide an opportunity for participants to propose changes to existing State Land Use District Boundaries. Public comments on existing State Land Use District Boundaries are welcomed.

Thursday	April 11, 1991	7:00-9:00 p.m. Lanai Public & School Library
Tuesday	April 16, 1991	7:00-9:00 p.m. State Office Building, Conference Rooms A, B & C, Hilo
Wednesday	April 17, 1991	7:00-9:00 p.m. Kealahou Elementary School Cafeteria, Kona
Tuesday	April 23, 1991	7:00-9:00 p.m. Central Intermediate School Cafeteria, Honolulu
Thursday	April 25, 1991	7:00-9:00 p.m. Wahiawa Recreation Center, 1139A Kilani Avenue, Oahu

Copies of State Land Use District quad maps are available for review at the Office of State Planning (Kamamalu Building, Room 712), Governor's liaison offices on Kauai, Maui, Molokai and Hawaii and Lanai Public and School Library.

For more information, contact the Office of State Planning at 548-1712 or 548-3016.

All meeting locations are disability accessible. Should you need additional assistance for other disabilities, for example, sign language interpretation and large type print, please contact OSP at 548-1712 or 548-3016 at least four working days before the scheduled meeting.

# PUBLIC NOTICE

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

Date: April 8, 1991 Number: 91-007

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 167-A of Ld. Ct. App. 323 as Shown on Map 99, 396 Dune Circle (Kailua, Koolau-poko, Oahu)	A.F.M. Corporation for Robert & Judith Kessler	4-3-17:33	3/18/91
2) Lots 264 & 265 of Ld. Ct. App. 1095 (Map 22) (Kahuku, Koolauloa, Oahu)	R.M. Towill Corp. for Albert C. Kobayashi, Inc.	5-6-01:28 & 29	3/15/91
3) Lot 20 of Maunaliu Beach Subd. 315 Fortlock Rd. (Maunaliu, Oahu)	Robert K. Sing for Claire V. and Rose P. Parenteau	3-9-03:3	3/19/91
4) Lots 462 & 463 of Ld. Ct. App. 1894 Being a portion of Grant 458 to J.Y. Kaneohe (Paeahu, Honuaula, MAA4)	A&B Properties, Inc. for Grand Wailea Co. & TSA International Ltd.	2-1-08:91 & 109	3/21/91
5) Lots 157-162 (Incl. 1, 2, 7, 2695 of LCA 1069 (Honouliuli, Ewa, Oahu)	Towill, Shigeoka and Associates, Inc. for Haseko (Hawaii), Inc.	9-1-12:3 & 6	3/28/91

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)			
6) Reclaimed (Filled) Land of Kaneohe Bay, Parcel 3-A (Kaneohe, Koolau-poko, Oahu)	DLNR/Land Management for State of Hawaii	4-4-7:21	4/1/91
7) Lot 12, Block 1, Maunaliu Beach Subd. Sec. 5A (Maunaliu, Honolulu, Oahu)	Austin, Tsutsumi and Associates, Inc. for Michael A. McGuire	3-9-02:2	3/28/91
8) R.P. 5203, L.C. Av. 238-Y, Apana I to AIIAau (Honouliuli, Molokai)	Charles M. Busby, P.E. for Robert Henriques	5-8-02:71	4/3/91
9) Reclaimed (Filled) Land of Kaneohe Bay Fronting Lot 31 of Ld. Ct. App. 614 (Malae, Kaneohe, Koolau-poko, Oahu)	DLNR/Land Management for State of Hawaii	4-4-21:36	4/4/91
10) Lots 37 & 38, Waialae Beach Lots (Waialae, Honolulu, Oahu)	Sueda & Associates, Inc. for Sakakura America, Inc.	3-5-22:8 & 9	4/3/91

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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) Lot 6 of Wailea Beach Lots as Shown on Reg. Map No. 2826 Being Por. of Grant 11043 to R.T. Treadwell (Lalaimo, South Kohala, Hawaii)	Wes Thomas & Assoc. for Richard R. and Patromella S. Treadwell	6-6-02:04	3/20/91(C)
2) Lot 7 of Wailea Beach Lots as Shown on Reg. Map No. 2826 Being Por. of Grant 11043 to R.T. Treadwell (Lalaimo, South Kohala, Hawaii)	Wes Thomas & Assoc. for Lisa Hosbein, et al.	6-6-02:05	3/21/91(C)
3) Lot 36 of Mauna-ua Bay View Lots Subd., Unit I (P.P. 750) (Mauna-ua, Honolulu, Oahu)	Imata & Associates, Inc. for Nikken Corp.	3-9-28:6	3/27/91(C)
4) Lot 27 of Ld. Ct. App. 1594 (Kaa-laea, Kooilaupoko, Oahu)	Imata & Associates, Inc. for Ronald Lau	4-7-41:13	3/27/91(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

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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
5) Por. of Lot 3 of Sec. 2 of the 2nd Partition of Hama-kuapoko Hui at Lower Pala (Hama-kuapoko, Makawao, Maui)	Controlpoint Surveying and Engineering, Inc. for Itsumu Nakamura	2-6-04:19	3/27/91(C)
6) Lot 5-B and Lot 6 of the North Kaha-luu Beach Subd. Being Por. of RP 6856, L.C. Aw 7713, Apana 6 to V. Kamamalu (Kaha-luu, N. Kona, Hawaii)	Wes Thomas & Assoc. for Elizabeth Marshall	7-8-14:50	3/27/91(C)
7) Lot 1 to 3 Inclusive of File Plan 158, Lot C, TMK 2-6-03:4 and TMK 2-6-7:17, Por. of RP 6714, L.C. 7714-B, Apana 2 to Mose Kekua-iwa No. M. Kekua-naoa (Kuku-iua, Koloa, Kauai)	R.M. Towill Corp. for Alexander and Baldwin, Inc.	2-6-04:4 & 23 2-6-04:17 2-6-11:13, 14, and 15	3/27/91(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:

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1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 3 (continued)			
8) Por. of Ld. Ct. - App. 1827, Maili Beach Park (Lua- lualei, Waianae, Oahu)	Engineers Surveyors Hawaii, Inc. for City & County of Honolulu, Dept. of Parks & Recreation	8-7-15:16 and 28	3/27/91(C)
9) Lot 1066 of Ld. Ct. App. 242 as Shown on Map 130, 91-569 Puppu St. (Puuloa, Ewa Beach, Oahu)	Thomas K. Nishi for Mary & Katsumi Hiraki	9-1-27:08	4/3/91(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  
220 SOUTH KING STREET, 4TH FLOOR  
HONOLULU, HAWAII 96813

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PRESORTED  
FIRST CLASS MAIL  
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