

OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

JOHN WAIHEE
GOVERNORBrian J. J. Choy
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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. Instructions and the Distribution List will be available at OEQC on April 30, 1991.

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.

KAUAI

KALAHEO FIRE STATION

Location: Kalaheo, Kauai
TMK: 2-3-03:08

Proposing County of Kauai
Agency: Department of Public Works
Contact: George Yamamoto
(245-6705)

The Kauai County, Department of Public Works is proposing to construct a new fire station in Kalaheo to replace the existing deteriorated station presently inadequate to support the function and safety of its users.

The existing station is located on Kaunualii Highway, at the northeast corner of the Kalaheo Multipurpose Recreation Grounds. The existing station will be demolished and the new fire station will be constructed on the same site in such a way that the existing station can be utilized until the new station is ready for occupancy.

LANAI

KOELE PROJECT DISTRICT EXPANSION

Location: Koele, Lanai
TMK: 4-9-02:01

Accepting Land Use
Authority: Commission
Contact: Esther Ueda (548-4611)

Applicant: Lanai Resort Partners
c/o James Funaki, Attorney

The applicant proposes to increase the area of the Lanai Project District 2 -Koele in order to reconfigure the low density

residential development planned adjacent to the recently reconfigured Koele Golf Course. The residential lots under the proposed reconfiguration would improve the lot orientation to the new golf course and allow a larger range of lot types than originally proposed. The proposed action will not increase the residential lot count, but will require an additional 67.9 acres on the east side of the existing project district boundary. This results in an overall lower density project.

MAUI

KALAMA INTERMEDIATE SCHOOL

Location: Makawao, Maui
TMK: 2-4-32:110

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

The Department of Accounting and General Services will acquire a property abutting Kalama Intermediate School and fronting Hale Kipa and Makani Roads. The property, owned by Sports Shinko (Pukalani) Company, contains an are of 2.339 acres.

The property is needed to accommodate an anticipated enrollment growth at Kalama Intermediate School from the present 1,015 to 1,347 students in 1995. The property addition will allow space to provide an adequate number of classrooms and a sewer treatment plant for the projected enrollment and enable the school to meet its educational needs in accordance with its master plan and the Department of Education's Educational Specifications and Standards for facilities. The estimated cost of the project is \$300,000, and will remove 2.339 acres of land from the tax base.

WAILUKU JUDICIARY BUILDING UNDERGROUND DUCTLINES

Location: Wailuku, Maui
TMK: 3-4-13:13

Proposing Department of Accounting
Agency: and General Services
Contact: Ralph Yukumoto (548-7192)

The Department of Accounting and General Services is proposing to construct three 4-inch ductlines connecting the Wailuku Judiciary and Wailuku State Office Buildings.

These ductlines will serve as conduits for communication cables that provide the Judiciary with access to the Hawaii Area-Wide Information Access Network (HAWAIIAN), energy management systems, fiber optics, and telephone services. The project will provide Judiciary personnel with capabilities for essential telecommunication services to enhance the effectiveness of their work. Since the project will be constructed within existing State properties, no land will be removed from the tax base.

OAHU

LEILEHUA HIGH SCHOOL PHYSICAL EDUCATION LOCKER ROOM

Location: Central, Oahu
TMK: 7-4-18:01

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

The Department of Accounting and General Services is proposing to construct an approximately 7,700 net square feet reinforced concrete and masonry physical education locker room to meet the requirement of the educational specifications. The proposed single-story structure will be located between the existing gym and physical education buildings on the site of a paved playcourt. The existing playcourt will be demolished. Renovation work for the boys physical education building will also be included under this project.

MILILANI CHILD CARE CENTER

Location: Central, Oahu
TMK: 9-5-02:18

Proposing City and County of Honolulu
Agency: Building Department
Contact: Herbert Muraoka (523-4564)

The project site is located in the currently being developed residential subdivision of MILILANI MAUKA. MILILANI MAUKA is located on the northeast side of the H-2 Freeway.

The 5.749 acre site has been deeded to the City and County of Honolulu, for use as a Public Facility by the subdivision developer, Mililani Town Inc. The proposed project will share the site with a City and County of Honolulu, PARK AND RIDE facility at the

intersection of Ukuwai and Makaikai Streets, near the Meheula Parkway overpass.

The proposed \$1.6 million child care center consists of three main structures connected by a covered walkway. The structures will include an Administration Building, and two classroom buildings, to accommodate a total of 150 children. Each classroom building will consist of three juxtaposed classroom modules of approximately 784 square feet of instruction area, service area, storage rooms, children's restrooms, staff restrooms and be designed for handicap accessibility. Each classroom will also open to an exterior lanai of at least 120 square feet. The juxtaposed modular layout will allow individual outdoor play areas to be designated for each classroom.

Parking will be provided by the Park and Ride facility with designated stalls for use of the child care center, including handicapped accessible parking, loading spaces, and drop off/pick up area.

ARC - EWA ESTATES

Location: Ewa, Oahu
TMK: 9-1-38:111

Proposing: City and County of Honolulu
Agency: Department of Housing and Community Development
Contact: Eileen Mark (527-5095)

The Department of Housing and Community Development (DHCD) proposes to subdivide a 30,514 square foot parcel into 2 conforming lots of approximately 20,000 square feet and 10,000 square feet. The larger lot will be leased to the Association for Retarded Citizens of Hawaii (ARCH) and will be developed into group homes for persons with mental retardation. Use of the remaining lot has not yet been determined. The proposed development will consist of three single-family or duplex homes, on-site parking and passive recreation space. Each home will contain six to seven bedrooms and house clients and one or two resident managers. DHCD will hire a consultant to provide planning and engineering services for the project using Community Development Block Grant funds. ARCH will construct the project using Federal Section 202 funds and operate the group homes.

FLOATING DOCKS, "THE PENINSULA AT HAWAII KAI"

Location: Honolulu, Oahu
TMK: 3-9-08:16, 36

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

Applicant: Nansay Hawaii, Inc.
c/o Sea Engineering, Inc.

Nansay Hawaii, Inc., proposes to build floating docks along the 3600 foot long perimeter of its "Peninsula" development in Hawaii Kai. The floating docks will provide mooring for up to 177 vessels with the exact number depending upon the length of the boats. The docks will only be available to the residents of the "Peninsula" and they will be for recreational boats only. The floating docks are planned to compliment the on-land development, which emphasizes waterfront living. The Hawaii Kai Marina, which is where this project is located, was developed in the 1960's as a recreational marina and waterfront community.

NOHONA KAHALA COMMERCIAL SITE

Location: Honolulu, Oahu
TMK: 3-3-12:29

Permitting: City and County of Honolulu
Agency: Department of General Planning
Contact: Verne Winquist (527-6044)

Applicant: Hale Kulana Corporation

The applicant is proposing to develop a portion of the old Waiialae Drive-In into a 100,000 square foot commercial office building. It is Mauka of Waiialae Avenue at the 21st Avenue intersection. This parcel is bound on the Kokohead side by Ocean View Cemetery, on the Makai side by Waiialae Avenue, and by new residential development of the Ewa and Mauka sides of this parcel. Use is limited to office and professional lease space. Retail and food establishments are not included in this proposed use.

This building is part of the master-plan for Nohona Kahala. From project's inception, this specific site has been designated for commercial use. It is intended to screen the newly constructed residences from H-1 and Waiialae Avenue road noise. It is designed as a landscaped terrace building to replicate and continue the landscaping theme of the subdivision.

LANIKILA SENIOR CENTER

Location: Honolulu, Oahu
TMK: 1-6-09:07

Proposing: Department of Accounting and General Services
Agency: and General Services
Contact: Ralph Yukumoto (548-7192)

The Department of Accounting and General Services is proposing to provide fire protection for the facility and expand the recreation and sewing rooms by approximately 912 square feet and 625 square feet, respectively. Fire protection measures include installation of a sprinkler system, fire doors, and other measures. The project will provide the senior center with a much needed expanded facility to implement its programs. Since the project will be constructed within the existing senior center, no additional land will be removed from the tax base. The estimated cost of the project is \$239,000.

PEARL CITY TRAINING CENTER AND RESIDENTIAL COMPLEX

Location: Pearl City, Oahu
TMK: 9-7-94:28

Proposing: Department of Housing and Community Development
Agency: Community Development
Contact: Eileen Mark (527-5095)

The Association for Retarded Citizens of Hawaii (ARCH) proposes to develop, on a vacant 27,400 square foot parcel owned by the State of Hawaii, a new two-story mixed-use complex consisting of approximately 9 apartment units and a manager's unit and a 4,000 square foot training center which will include five classrooms, kitchen and restroom facilities, 15-20 parking stalls and an office.

The City and County of Honolulu, Department of Housing and Community Development proposes to loan approximately \$1.28 million in Community Development Block Grant funds to ARCH for development of the proposed project. ARCH will lease the site from the State of Hawaii.

The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

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.

KAUAI

NORTH SHORE EXCURSION TOUR BOAT OPERATIONS

Location: Hanalei, Kauai
TMK: 5-5-01

Please send your comments to:

Approving Authority: County of Kauai
Planning Department
4280 Rice Street
Lihue, Kauai 96766

with a copy to:

Applicant: North Shore Charter Boat Association
c/o Martin Wolff, Esq.
Box 751
Lihue, Kauai 96755

Deadline: May 23, 1991

The North Shore Charter Boat Association proposes to conduct excursion boat staging operations along the southern bank of the Hanalei River on the north shore of Kauai. These include the launching and recovery of commercial excursion boats and the loading and unloading of passengers. Specifically, the activity is proposed to originate and terminate from the riverbank fronting the privately owned and operated Hanalei Excursion Boat Base Yard at Weke Road.

The assessment for this project was prepared in conjunction with a Special Management Area (SMA) permit application seeking to establish commercial boating as a "development" activity originating from the Hanalei River County Boat Ramp and the Hanalei Excursion Boat Baseyard. These proposed activities were integral to the purpose for which the boat yard was designed and approved through the SMA

permit. However, the County has determined that launching and landing of boats was no longer permitted when the Department of Transportation's SMA permit for managing boating activities in the SMA expired. Other activities conducted at the boat yard, including parking for clientele, operation of passenger support facilities, boat storage and routine maintenance will continue to be managed in compliance with conditions of the existing SMA permit.

The proposed restoration of previously permitted excursion boat staging operations include launching and recovery of boats by trailer from the river bank on a daily basis and passenger loading and unloading while the boats are in the water. As specified by the SMA permit for the boat yard, only tour boat operations authorized to conduct such activities by the Department of Transportation will be allowed to use the boat yard and to conduct the proposed staging operations.

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. Shafer, 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.

KEKAULIKE REVITALIZATION PROJECT

Location: Honolulu, Oahu
TMK: 1-7-03:17, 22, 23, 24, 25, 32, 33, 34, 35, 36 91, 92

Please send your comments to:

Accepting Authority: Mayor, City and County of Honolulu
c/o The Department of General Planning
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to the following:

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

Consultant: Wilson Okamoto &

Associates, Inc.
1150 South King Street
Honolulu, Hawaii 96814

Deadline: June 7, 1991

The City and County of Honolulu through its Department of Housing and Community Development proposes a mixed-use residential and commercial development to revitalize the Chinatown District. The redevelopment area encompasses two blocks bounded by King, Maunakea, Hotel, and River Streets, and bisected by Kekaulike Street.

Major elements of the redevelopment include:

- o acquisition and redevelopment of adjacent private parcels with the existing City-owned Kekaulike Parking Lot to develop a mixed-use complex consisting of approximately 78 one-bedroom residential and studio market residential units, approximately 8,322 square feet of leasable commercial space, and approximately 174 parking stalls;
- o acquisition and redevelopment of interior parcels on the ewa side of Kekaulike Street to support 76 studio rental units for low and moderate income housing, and approximately 6,514 square feet of commercial space;
- o closure and conversion of Kekaulike Street, mauka of King Street into a landscaped pedestrian mall; and
- o rehabilitation of adjacent and surrounding properties.

The entire project will be developed within the 40-foot height limit established for the Chinatown District and will have building designs consistent with the Chinatown area. The existing 83 metered public parking stalls will be replaced within the mixed-use structure and an additional 91 public parking stalls will be provided.

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.

SMITH-MAUNAKEA HOUSING

Location: Honolulu, Oahu
TMK: 1-7-02:03, 04, 05

Please send your comments to:

Accepting Authority: City & County of Honolulu
Department of General Planning
Attn: Ben Lee
650 South King Street
Honolulu, HI 96813

with a copy of your comments to the following:

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

Consultant: William E. Wanket
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

and a copy to OEQC.

Deadline: June 7, 1991

The City and County of Honolulu, Department of Housing and Community Development is proposing an apartment and commercial mixed-use development, on a 44,677 square foot parcel of land in Chinatown. The project site lies between Maunakea and Smith Street, and King Street and North Nimitz Highway.

The site is now occupied by a three-level municipal parking structure with 260 spaces, and a two-story structure containing an eating and drinking establishment on the ground floor and other commercial uses on the second floor.

The development program calls for the demolition of the existing public garage and commercial structure and constructing an apartment tower, a two story structure containing commercial spaces on the ground floor and studio apartments on the second floor, and a multi-level parking garage. 234 rental units will be constructed. Sixty percent of the units will be made affordable to families earning less than 120 percent of median income. Of the affordable units, 20 percent will be targeted for families earning less than 80 percent of median income. About 20 percent of the units are planned to accommodate the elderly. A total of 425 parking stalls will be provided. The parking total includes 260 replacement stalls for public parking and 165 stalls for resident parking.

A construction start is scheduled for September 1991, with a target completion date of October 1993, and full occupancy scheduled for December 1993. Development costs are estimated at approximately \$49 million.

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.

WAIANAЕ KAI GOLF COURSE

Location: Waianae, Oahu
TMK: 8-5-03:09, 10, 29, 31, 32, 43
8-5-04:28
8-5-19:33, 35, 36, 37

Please send your comments to:

Approving Authority: City & County of Honolulu
Department of General Planning
Attn: Benjamin Lee
650 South King Street
Honolulu, Hawaii 96813

with a copy of your comments to the following:

Applicant: Herbert K. Horita Realty
Attn: Ron Watase
2024 North King Street
Honolulu, Hawaii 96819

Consultant: David Hulse
c/o PBR HAWAII
1042 Fort Street Mall,
Suite 300
Honolulu, Hawaii 96813

Deadline: June 7, 1991

The proposed project involves the development of a 27-hole golf course, encompassing approximately 246 acres of a 252 acre site situated about one mile northeast of Waianae town between Puu Paheehee and Puu Kamaileunu. Planned accessory uses include a clubhouse, 20 tee

stall driving range, parking and a maintenance facility.

The proposed layout consists of three nine-hole courses each averaging par 36 and 3,458 yards. Extensive landscaping will provide buffering between the golf course and adjacent properties. Access to the golf course will be accommodated by a private right-of-way extending approximately 2,350 feet from the Waianae Valley Road and terminating at the clubhouse. This right-of-way will establish the only ingress-egress for the project.

The clubhouse is situated centrally to the site and is expected to range in size from 20,000 to 30,000 square feet. Features within the clubhouse include men's and women's locker rooms, a pro shop, club storage, a kitchen, snack bar and dining/lounge area. Parking adjacent to the clubhouse is expected to accommodate 266 to 294 cars, based upon a daily service of 400 to 600 people.

In addition to the proposed golf course, a small parcel will be established for productive agricultural uses to be utilized for foliage production.

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

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 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 at 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 at 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.

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.

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 Kaunalapau 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.

MOLOKAI

KALAUPAPA AIRPORT, ROADWAYS AND WHARF IMPROVEMENTS

Location: Kalawao County, Molokai
TMK: 2-6-1:01

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

and: Federal Aviation Administration
Honolulu Airports District Office

Proposing Agency: Department of Transportation Airports Division

Status: Currently being processed by the Office of Environmental Quality Control and the Federal Aviation Administration

The State of Hawaii, Department of Transportation, Airports Division is proposing to improve the existing Kalaupapa Airport runway. The improvements under consideration include widening and rotating (nominally) five degrees to the east the existing runway; adding extended runway safety areas, blast pads and larger aircraft turnarounds. In addition, a paved taxiway (grassblock) will be constructed between the runway and terminal area and a paved (grassblock) aircraft parking apron adjacent to the passenger terminal building may be constructed. The proposed project also includes providing airfield lighting for nighttime medical evacuation; relocating the lighthouse road; improving the airport access road (on its present alignment) between the terminal and Settlement; and improving the utility systems to serve other airport developments. The proposed action does not include any modifications to the existing terminal building. There will also be repairs to the existing harbor facilities.

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-

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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.

MAKAIWA HILLS

Location: Ewa, Oahu
TMK: 9-1-15:05, 11, 17
9-1-16:09
9-2-03:02

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

Applicant: The Estate of James Campbell
c/o William E. Wanket

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

Makaiwa Hills is a proposed planned community of approximately 1,915 acres. It is part of the larger Kapolei Planned Community encompassing some 32,000 acres. Makaiwa Hills will consist of approximately 2,130 residential units on approximately 726 acres, and a regional shopping mall on approximately 156 acres. Public facilities and amenities are expected to include an elementary school, fire station, park and other recreational uses. A

dominant feature of the plan is the open space network of some 901 acres that may in the future include an 18-hole golf course.

Makaiwa Hills is intended to be developed as a residential community. Affordable housing requirements are expected to be satisfied by development of these units either on-site or off-site closer to the urban center of Kapolei City or a combination. The regional shopping mall is intended to satisfy the demand for regional retail services.

The land area is currently designated on the development plan for Agriculture (1772 acres), Residential (40 acres) and Low Density Apartment (103 acres). Most of the land is presently undeveloped with a portion leased for ranch lands.

LIHI LANI RECREATIONAL COMMUNITY

Location: Koolauloa, Oahu
TMK: 5-9-05:06, 38, 82
5-9-06:01, 08, 18, 24

Accepting Authority: Department of General Planning

Applicant: Obayashi Hawaii Corporation
c/o Jeffrey Overton
Group 70, Limited

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

The applicant, Obayashi Hawaii Corporation, is proposing to develop a recreational and residential project on their 1,143 acre site in Paumalu/ Pupukeya, on the north shore of Oahu. The proposal consists of: 120 one acre residential lots, 180 affordable housing units, an 18 hole golf course, clubhouse, driving range, equestrian ranch, tennis center, campground, hiking and horseback riding trails (9 miles) and community facilities. A total of 264 acres of the site is proposed to be amended on the North Shore Development Plan Land Use Map, including: golf course and related facilities (212 acres), affordable housing (28 acres), community facilities (10 acres) and wastewater treatment facilities (14 acres).

A total of approximately 559 acres, or approximately 49 percent of the land will remain as undisturbed open space, with an additional 327 acres of outdoor recreational land use. The applicant proposes to utilize non-potable water for irrigation of golf course and landscaped areas on-site.

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.

PUBLIC NOTICE

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

Date: April 23, 1991 Number: 91-008

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 TAX MAP KEY DATE RECEIVED

1) Parcel 2 & Lot 13-B of the Subd. of Grant 4938 to Bernhard R. Banning (Kealahou, Kaneohe, Koolau-poko, Oahu) Sam O. Hirota, Inc. for Paul Yim 4-4-37:3 & 4 4/11/91

2) Por. of Gov't Land of Keawaula Affecting Existing Cable & Non-Exclusive Submarine Cable Basements (Keawaula, Waianae, Oahu) R.M. Towill Corp. for State of Hawaii 8-1-01:por. 8 4/4/91

3) Sand Island State Recreation Area (Hokaua and Kohala, Oahu) Controlpoint Surveying & Engineering, Inc. for State of Hawaii 1-5-41:por. 6 4/8/91

4) Por. of Haw'n Home Lands (Kawaihae Ist, S. Kohala, Hawaii) Engineers Surveyors, Hawaii, Inc. for State of Hawaii/DHHL 6-1-04:3 & 20 and 6-1-05:7 4/4/91

5) Por. of Keahole Aitpoft (GEO 3074) and Por. of Grant 4536 (Ooma Ist & ZNG, N. Kona, Hawaii) Natural Energy Laboratory of Hawaii for State of Hawaii 7-3-09:23 & 7-3-43:3 4/18/91

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

PUBLIC NOTICE

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

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION APPLICANT TAX MAP KEY DATE CERTIFIED (C) OR REJECTED (R)

1) Lot A of the Kahana Sunset Beach Lots Being a Por. of Lot 20 of the Kahana Sunset Beach Lots, Being Also a Por. of RP 1663, L.C. Aw. 3524 to L. Konia and a Por. of Allotment 51-A of the Mallepa Hul Partition to Frank A. Alamadal, Circuit Court, Equity No. 235, Second Judicial Circuit (Alaeioa, Honokea, Hawaii) George F. Newcomer Land Surveyors, Inc. for U.T.S. Hawaii, Inc. 4-3-07:20 4/8/91(C)

2) Lot 14-A of the Kamaole Beach Lots Being a Por. of Land Patent Grant 11580 to John S. Brown & Pauline J. Brown (Kamaole, Kihel, Maui) George F. Newcomer Land Surveyors, Inc. for Sakagami Corp. 3-9-5:25 4/8/91(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

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
3) Por. of TMK 4-2-04132 (Honolulu, Lahaina, Maui)	Warren S. Unemori Engineering, Inc. for Maui Land and Pineapple Co., Inc.	4-2-04:32	4/8/91(C)
4) Por. of Kalaupapa Airport (E.O. No. 8732) Being a Por. of L.C. Av. 11216. Keana Ito M. Kekauonohi (Maka-naluua, Kalawao, Kalaupapa, Moiloakai)	Warren S. Unemori Engineering, Inc. for State of Hawaii/ DOT Airports Div.	6-1-01:5	4/8/91(C)
5) Lots 462 & 463 of Ld. Ct. App. 1804 Being a Por. of Grant 458 to J.Y. Kaneohea (Paeahu, Honuaula, Maui)	A&B Properties, Inc. for Grand Wallea Co. & TSA International Ltd.	2-1-08:91 & 109	4/10/91(R)
6) Reclaimed (filled) Land of Kaneohe Bay Fronting Lots 44 & 45 of Ld. Ct. Consolidation 51 (Kaneohe, Koolau-poko, Oahu)	DEPT. OF LAND & NATURAL RESOURCES / LAND MGMT for State of Hawaii	4-5-5:44 & 45	4/8/91 (C)

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

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 3 (continued)			
7) Lot 16, Haena Hui Lands (Haena, Hanalei, Kauai)	Masao Fujishige for Wayne and wife Helen R. Ellis, Rick Ellis and Michael Ellis	5-9-02:53	4/8/91(C)
8) Lot 12, Block 1, Maunaloa Beach Subd. Sec. WA (Maunaloa, Honolulu, Oahu)	Austin, Tsutsumi and Associates, Inc. for Michael McGuire	3-9-02:2	4/22/91(C)
9) Lot 372, Ld. Ct. App. 1052 (Waianae, Oahu)	DJNS Surveying and Mapping for Ahulani Von Hamm	8-4-10:21	4/8/91(C)
10) Lots 1-8 and Ld. Ct. App. 1089 (Kamananui, Waianae, Oahu)	Wm. Dean Alcon and Associates, Inc. for Shull Bonsall Sr. and Jr.	6-7-01:51	4/8/91(C)
11) Lot 106-A of Pupukea Paumalu Beach Lots 59-093 Huelo Street (Pupukea-Paumalu, Koolauloa, Oahu)	A Surveyor for Edwin Z. Shimabuku	5-9-01:96	4/8/91(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 4 (continued)			
12) Lot 8, Kawailoa Subd., F.P. 1820 (Kawailoa, Waialua, Oahu)	A Surveyor for Richard Hamilton	6-1-13:10	4/8/91(C)
13) Lot 97, Ld. Ct. Consol. 23 as Shown on Map 11, 54-253 Kaipapau Loop (Kaipapau, Koolauloa, Oahu)	A Surveyor for Paul R. Burns	5-4-12:43	4/8/91(C)
14) Lot 1139, Ld. Ct. App. 677 (Map 256) 4 Puukani Place (Koolauloa, Oahu)	A Surveyor for Cherif, Anissa and Samia Boudjakdji	4-3-12:12	4/8/91(C)
15) Lot 5 of Kona Bay Estates (FP 1813) Being a Por. of RP 7456, L.C. Aw. 8539-B, Ap. 11 to William C. Lunaliilo and Lot 53 of Ld. Ct. App. 1319 (as Shown on Map 8) Lanihau 1st, North Kona, Hawaii)	Wes Thomas & Assoc., Inc. for James J. Trindle	7-5-05:21	4/12/91(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

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 5 (continued)			
16) Lot 11, Por. L.C. Aw. 8539-B to W.C. Lunaliilo (Maunaloa, Honolulu, Oahu)	A.E. Minvielle, Jr. for C. Zeller	4-7-41:11	4/12/91(R)
17) Reclaimed (filled) Land of Kaneohe Bay Fronting Lot 31 of Ld. Ct. App. 614 (Malae, Kaneohe, Koolaulopoko, Oahu)	DLNR/Land Mgmt for State of Hawaii	4-4-21:36	4/22/91(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
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