



# OEQC BULLETIN

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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 586-4185.

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**NEGATIVE DECLARATIONS**

The following actions have been determined to have little or no impact upon the environment by the Approving Agency (which could be the Accepting Authority, Proposing Agency or Permitting Agency). 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**

**KAUMANA ELEMENTARY SCHOOL IMPROVEMENTS**

District: Hilo, Hawaii  
TMK: 2-5-05:84

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

The Department of Accounting and General Services is proposing the construction of an approximately 6,500 net square foot reinforced concrete and masonry serving kitchen/dining room facility at the Kaumana Elementary School campus. The project will include the construction of a covered walkway, septic tank, leaching field and twenty-nine paved parking stalls. The project will provide the school with a much needed facility to implement its program in accordance with Educational Specifications.

**KAUAI**

**HAWAIIAN CEMENT BULK CEMENT PIPELINE IMPROVEMENTS AT NAWILIWILI HARBOR**

District: Lihue, Kauai  
TMK: 3-2-04-12

Accepting Authority: Department of Transportation Harbors Division  
Contact: Howard Miura (548-2559)

Applicant: Hawaiian Cement  
c/o Peter W. Burk, Jr.

The applicant proposes to improve the underground pipeline system for the transfer of bulk portland cement at Nawiliwili Harbor. The proposed work consists of excavating a trench about 450 feet long to uncover one existing 10-inch pipeline, and install two additional 10-inch pipelines in the same trench. The three pipelines will be covered with a concrete jacket, the trench backfilled, and the pavement surface restored. The trench will be within the existing container yard for the harbor. The three pipelines will be underground to the Hawaiian Cement bulk cement storage facility, where the pipes rise out of the ground and vertically to the top of the storage silos. Dust Collection equipment is installed to prevent escape of cement dust into the atmosphere. This improvement will result in three underground pipelines from two existing dock/hatches, for a more efficient and uninterrupted transfer of bulk cement from a cement transport barge docked at the Pier.

**WAIMEA POLICE SUBSTATION**

District: Waimea, Kauai  
TMK: 1-6-07:48

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

The County of Kauai, Department of Public Works, is proposing to renovate and expand the existing Waimea Police Substation. This project will include renovation of the existing area to expand the locker room and ball room and include a briefing room and equipment room. The expansion area will provide a receiving area, lobby and restrooms, commander's office, sergeant's office, interview room, conference room, a holding cell and a booking room.

The Waimea Police and Fire Building is located on the corner of Kaunualii Highway and Menehune Road in the middle of Waimea Town. The Police portion of the building is too small to accommodate the number of officers assigned to this district. Equipment such as lockers are located in areas that are not suited for it because of the lack of appropriate space. This renovation and expansion of the existing building will provide an adequate area to allow the Police Department to efficiently carry out their responsibilities and satisfy the employee union contract.

**MOLOKAI**

**MOLOKAI HIGH AND INTERMEDIATE SCHOOL IMPROVEMENTS**

District: Molokai  
TMK: 5-2-07:01

Proposing Department of Accounting  
Agency: and General Services  
Contact: Gordon Sam (548-3921)

The Department of Accounting and General Services is proposing the design and construction of a baseball field, a football/track field and any additional parking spaces required for Molokai High and Intermediate School. The project will provide the school with a much needed facility to implement its program in accordance with Educational Specifications. Since the project will be constructed within the existing school campus, no land will be removed from the tax base.

**OAHU**

**MOANA PARK WASTEWATER PUMP STATION MODIFICATIONS**

District: Honolulu, Oahu  
TMK: 2-3-37:10

Proposing City and County of Honolulu  
Agency: Department of Public Works  
Division of Wastewater Management  
Contact: Ed Sakamoto (523-4325)

The proposed project involves the modification of the existing Moana Park Wastewater Pump Station. The building, equipment and piping are over 50 years old and are in need of modernization. The current capacity of the pump station is inadequate to meet the present flow demands. A standby engine generator and structure to house it are also proposed as an emergency provision in the case of a power failure. The following is a list of the proposed modifications to the existing pump station:

1. Replace the two existing 0.9 MGD raw sewage pumps with new pumps and all process piping and appurtenances to handle a 2.0 MGD peak flow. Also install new electric hoist and trolley for the new pumps.
2. Install a new force main together with a new flow tube and all fittings. Demolish

existing flow tube vault after the new one is in operation.

3. Replace existing sump pump, discharge piping and controls. New sump pump shall be submersible type.
4. Replace existing ventilation system and the controls.
5. Replace existing raw sewage pump float switches with Healy-Ruff 940 Rototrol or equal. Locate new float tube and controller inside the facility.
6. Replace existing potable water piping. Provide additional stand pipe stations. Install 1.5" potable water system for wet well cleaning.
7. Provide new telemetering, supervisory control, recording and alarm system for facility. Systems to be incorporated into the City's Barrington SCADA system located at the Sand Island Wastewater Treatment Plant.
8. Replace existing doors, windows and frames with aluminum. Reroof existing superstructure. Replace existing toilet fixtures and partitions. Paint all exposed interior and exterior surfaces. Replace entire existing electrical system for motors, lighting, receptacles, etc.
9. Enlarge wet well entry manholes. Slope flat areas of wet well to preclude accumulation of grit. Modify inlet piping and split wet well for maintenance purposes.
10. Clean, repair and coat interior of the wet well with corrosion resistant materials. Replace wet well ladder rungs with stainless steel rungs.
11. Install emergency provisions for the station in case of a commercial power failure. This will include the construction of a building to house the emergency generator and fuel oil tank which shall be located underground.

**WAIKIKI PROJECT I. MAUKA/MAKAI TOWERS**

District: Honolulu, Oahu  
TMK: 2-6-24:34-40, 42-45, 65-68, 80-83

Accepting City and County of Honolulu  
Authority: Department of Land Utilization  
Contact: Ardiss Shaw-Kim (527-6274)

Applicant: U.S.A. Pensee, Inc.  
c/o William C. McCorriston

The applicant proposes two apartment structures, the first on a site of approximately 26,277 square feet (the "Mauka Tower") which will contain 46 units with a floor area of approximately 38,525 square feet. The "Makai Tower" will be located on a site of approximately 49,394 square feet, and will contain 101 units with a floor area of approximately 76,328 square feet. The total number of units proposed for the two sites is 147. The sites are bordered by Liliuokalani Avenue and Cleghorn Street and are separated by Tusitaita Street.

Each of the structures would have a maximum height of 240 feet and an attached parking structure, with a recreation deck on top of this structure. The Mauka Tower parking structure will be four levels, starting at grade, while a half-level of basement parking will be provided on the Makai Tower site with four additional levels of parking.

**PUOHALA ELEMENTARY SCHOOL IMPROVEMENTS**

District: Koolaupoko, Oahu  
TMK: 4-5-30:38

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 3,600 square feet roof over the paved play area located between Buildings A and D. The roof will consist of asphalt shingle on wooden rafters and sheathing, and steel beams and posts. The project will provide the school with a much needed shelter to protect the students from the elements on rainy and windy days. Since the project will be constructed within the existing school campus, no land will be removed from the tax base.

**EIS PREPARATION NOTICES**

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

**HAWAII**

**WATER RESOURCE DEVELOPMENT AND ACROSS ISLAND TRANSMISSION**

District: Hilo to Kohala, Hawaii  
TMK: 2-4-06:34  
2-4-08:02, 04, 08  
2-5-45:11  
2-5-44:04  
2-5-01:01, 02, 03, 04, 11  
2-5-02:03  
2-6-18:04  
3-8-01:08, 13  
4-4-16:05  
4-4-15:03  
6-7-01:25  
6-7-02:17

Please send your comments to the following:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
220 South King Street,  
4th Floor  
Honolulu, Hawaii 96813

Proposing Agency: Department of Land and Natural Resources, Division of Water Resource Management  
Attn: Edward Lau  
1151 Punchbowl Street,  
Room 227  
Honolulu, Hawaii 96813

Consultant: Donald Okahara  
c/o Okahara & Associates, Inc.  
200 Kohola Street  
Hilo, Hawaii 96720

Deadline: July 23, 1991

The Department of Land and Natural Resources is investigating the feasibility of transmitting water from Hilo to the South Kohala region of the Big Island. The study entails construction of nine vertical deep wells above Hilo with a capacity of 2.5 mgd each; construction of a 42-inch diameter buried pipeline linking the well field with the Pohakuloa Military Training Area (PTA). Over most of its length, the proposed water pipeline will follow existing roadway or powerline easements.

The second phase of the project involves the continuation of the 42-inch pipeline, via gravity flow to a terminal site above the Waimea plains, where a 140 mg reservoir will be constructed. This water is proposed to be used for the expansion of intensive agricultural activities in the region and provide an emergency back-up system for both Waimea's domestic water supply as well as the existing Waimea Irrigation System.

The initial water requirements to support the 3,020 acres of land for intensive agriculture production requires 10.3 million gallons of water per day. This will increase to a potential demand for 18 million gallons per day to support 5,315 acres by the year 2007. The construction of the pipeline including reservoir system and agricultural infrastructure placement is expected to require 7 years, including time needed for permits and approvals.

**MANINI'OWALI RESIDENTIAL COMMUNITY- EXTENSION OF COMMENT PERIOD**

District: North Kona  
TMK: 7-2-04:17

Please send your comments to the following:

Accepting Authority: Mr. Norman Hayashi  
Planning Director  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Applicant: North Kona Development Group  
Attn: Michael J. Hands  
1600 Ala Moana Boulevard,  
Suite 2306  
Honolulu, Hawaii 96815

Consultant: Group 70 Limited  
Attn: Jeffrey Overton  
924 Bethel Street  
Honolulu, Hawaii 96813

Deadline: July 23, 1991

The applicant, North Kona Development Group (NKDG), proposes to develop a medium density residential community and recreational amenities including a golf course, clubhouse, tennis center and supporting infrastructure. The project area consists of approximately 388 acres of open land situated mauka of Kua Bay approximately 1,000 feet from the shoreline and extends to the Queen Kaahumanu Highway in Manini'owali and Kukio 2 ahupuaa in the North Kona District. The project area is bounded by Queen Kaahumanu Highway to the east, State lands to the south (Awakee) and west, and the Kukio resort designated area to the north.

The overall goal of this project is to develop a residential community with recreational amenities of a golf course and tennis facility on the 388 acres site. The elements of this project include 900 - 1,100 single and multi-family residential units, an 18-hole golf course, including a club house a driving range and a tennis facility. Infrastructure facilities to support the development include the access and circulation roadway network, a wastewater treatment and disposal system, a potable water supply and fire protection system, a non-potable water irrigation system and other utilities systems.

Additionally, as required by the terms of the land exchange with the State of Hawaii, NKDG will provide continued and improved access to Kua Bay and provide park improvements at the State owned coastal portions of the Manini'owali ahupuaa.

**KAWAIHAE TEN-YEAR MASTER PLAN**

District: South Kohala, Hawaii  
TMK: 6-1-01:03  
6-1-02:60-63, 65, 69-80, 88  
6-1-03:03, 16-20  
6-1-04:03-20  
6-1-05:08  
6-1-06:01-16

Please send your comments to the following:

Accepting Authority: Governor, State of Hawaii  
c/o Office of Environmental Quality Control  
220 South King Street,  
4th Floor  
Honolulu, Hawaii 96813

Proposing Agency: State of Hawaii  
Department of Hawaiian Home Lands  
Attn: Darrell Ing  
P.O. Box 1870  
Honolulu, Hawaii 96805

Consultant: Stephen Kellogg  
c/o R.M. Towill Corporation  
420 Waiakamilo Road, #411  
Honolulu, Hawaii 96817

Deadline: July 23, 1991

The Kawaihae Long Range Master Plan features a new master planned community that covers over 10,000 acres of land on the southwestern slopes of the Kohala Mountains. The Ten-Year Master Plan will feature approximately 4,000 single- and multi-family residential units, 60 acres of community support facilities including schools and parks, a 50-acre town center, 10 acres for churches, 250 acres of business and industrial uses and 373 acres of open space.

**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.

**HAWAII**

**KOHANA'IKI MAUKA**

District: North Kona, Hawaii  
TMK: 7-3-09:15

Please send your comments to the following:

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

Applicant: Kaamaina Eight Partnership  
c/o James Leonard, PBR  
Hawaii  
101 Aupuni Street, Suite 310  
Hilo, Hawaii 96720

Deadline: August 22, 1991

The applicant is requesting redesignation of approximately 42 acres of Conservation land and 28 acres of Agricultural land to Urban to allow development of the proposed light industrial commercial lots. The proposed project is located in North Kona, approximately five miles north of Kailua-Kona. It involves a light industrial/commercial development situated on 70 acres mauka of Queen Kaahumanu Highway. Individual parcels would range in size from one-half to three or more acres. The project would furnish light industrial/commercial properties for businesses and services in West Hawaii.

Parcels would be individually sold or leased as improved, partially graded parcels which would be further developed by new owners or lessees. Access would be provided along the northern property boundary. An internal roadway system, drainage improvements and electrical power system stub-outs are planned.

**KAUAI**

**NORTH SHORE EXCURSION TOUR BOAT OPERATIONS - EXTENSION OF COMMENT PERIOD**

Location: Hanalei, Kauai  
TMK: 5-5-01:02, 33

Please send your comments to the following:

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

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

Consultant: Wilson Okamoto & Associates, Inc.  
Attn: Earl Matsukawa  
1150 South King Street,  
Suite 800  
Honolulu, Hawaii 96814

Deadline: August 13, 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 four 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.

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**FINAL ENVIRONMENTAL IMPACT  
STATEMENTS**

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

**KAUAI**

UPPER MAKALEHA SPRINGS WATER  
RESOURCE DEVELOPMENT

District: Kawaihau, 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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**MAUI**

KIHEI PUBLIC LIBRARY - SITE SELECTION

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

Accepting Authority: Governor, State of Hawaii

Proposing Agency: Department of Accounting and General Services

Consultant: Royce S. Fukunaga

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

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

Based on criteria established by the Hawaii State Public Library System, five sites were identified and evaluated in a Site Selection Report. Site A, Kihei Community Complex, is located between South Kihei Road and Kenolio Road, near Uwapo Road. Site B, Future County Civic Center, is located with frontage along Piilani Highway, north of the Silversword Golf Course. Site C, Waiohuli Beach Homestead, is located between South Kihei Road and Halama Street, south of West Welakahao Road. Site D, adjacent to Kalama Park, is located near the Kihei Fire Station on Waimahalai Street. Site F, adjacent to Kihei School, is the site of the future community park which will be developed as part of the Piilani Village project.

The proposed public library facility will contain the following features:

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

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

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**MOLOKAI**

KALAUAPAPA AIRPORT, ROADWAYS AND WHARF IMPROVEMENTS

District: Kalawao, Molokai  
TMK: 2-6-1:01

Accepting Authority: Governor, State of Hawaii  
and: Federal Aviation Administration, Honolulu Airports District Office  
Proposing Agency: Department of Transportation Airports Division  
Status: Accepted by the Governor, State of Hawaii on May 8, 1991, and being processed by 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 clubhouse 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

SMITH-BERETANIA PARKING LOT REDEVELOPMENT

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

Accepting Authority: Department of General Planning  
Proposing Agency: Department of Housing and Community Development  
Consultant: Mr. Patrick A. Ribellia  
Status: Currently being processed by the Department of General Planning.

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 fringes 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 include a tot lot, landscaping, benches and other passive play equipment.
3. Public Park - a passive public park containing 36,420 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.
5. Community Recreation Center - Approximately 10,000 square feet of floor space located within the second floor of the proposed three story structure which will be used as a multi-use floor space for recreational, educational and social programs and activities for residents, civic groups and organizations within the immediate community.

WAIANAE KAI GOLF COURSE

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

Approving Authority: City & County of Honolulu Department of General Planning

Applicant: Herbert K. Horita Realty

Consultant: David Hulse  
c/o PBR HAWAII

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

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 Kamalleunu. 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.

**NOTICE**

**ENVIRONMENTAL ASSESSMENT CONTENTS AND NOTICES OF DETERMINATION**

This information is intended to provide guidance to the public regarding the environmental review process; specifically for the preparation of environmental assessments. The reader is referred to Chapters 341 and 343 of the Hawaii Revised Statutes and Chapter 200 of Title 11, Department of Health Administrative Rules, prior to any document preparation. (References in brackets refer to either Hawaii Revised Statutes, Chapter 343, or Title 11, Chapter 200, Department of Health Administrative Rules.)

The purpose of preparing an environmental assessment is to determine if the impacts of a proposed action are significant enough to warrant the preparation of an Environmental Impact Statement [§11-200-2].

An Environmental Assessment is a document which is prepared for a proposed action which triggers the Environmental Impact Statement Process. Briefly summarized, the eight triggers that require the preparation of an environmental assessment [§343-5] are:

- (1) Use of State or County lands or funds
- (2) Use within Conservation District Lands
- (3) Use within the Shoreline Setback Area
- (4) Use within any Historic Site or District
- (5) Use within the Waikiki Special District
- (6) Amendments to a County General Plan (except for those initiated by the County)
- (7) Reclassification of Conservation Lands
- (8) Construction or modification of helicopter facilities

During the preparation of an environmental assessment, the procedures listed in §11-200-9, Early Assessment, must be followed. Historically, one of the steps frequently overlooked has been §11-200-9 (a)(4). This section requires consultation with agencies having jurisdiction or expertise as well as consultation with citizen groups and individuals.

The proposed action must be described in its entirety; therefore, projects should not be done on an incremental basis to avoid the preparation of an environmental impact statement [§343-6(a)(2), §11-200-7].

Environmental assessments must include (but are not limited to) the following [§11-200-10]:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;

(Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEQC Bulletin.)

- (4) General description of the action's technical, economic, social, and environmental characteristics;

(Some GENERAL guides to the content of each characteristic are listed below:

This section should generally answer the "What, Why, Where, When, Who and How" of the proposed action and its short and long-term impacts.

TECHNICAL

Describe the purpose of the project and in general terms how the project will be accomplished. If applicable, the dimensions of the project should be included.

SOCIO-ECONOMIC

Describe the economic impacts on the immediate community as well as on the community at large. The assessment may include, but not be limited to, providing income for the county/state and creating employment opportunities in areas with high unemployment rates.

Describe issues pertinent to the specific project. If an action involves a targeted segment of the population, any/all positive or negative effects must be discussed. In addition, any other issues pertinent to the action (such as: population density, recreational facilities, childcare provisions, relocation of residences, etc.) must be discussed.

The Socio-Economic Impact does not apply to the impact of the action on the proposing agency or applicant. For state or county projects, the cost of the proposed action should be included in the assessment.

ENVIRONMENTAL CHARACTERISTICS

Describe, as applicable, aesthetics, generation of air pollution, traffic congestion, noise levels, effects on water quality or any other aspect of the environment which may be affected by the proposed action.

- (5) Summary description of the affected environment, including suitable and adequate location and site maps;

Include flora, fauna, significant habitats, historical/archeological and cultural sites. Describe adjacent natural resources. Sensitive habitats (such as a refuge) or bodies of water (stream, river, ocean, estuary, anchaline pond) adjacent to a proposed project must be addressed.

- (6) Identification and summary of major impacts and alternatives considered, if any;

Identify positive as well as negative major impacts. The impacts of concern are of the proposed action on the surrounding environment and community, not the impact of the environment on the action. The alternatives considered should included when applicable.

- (7) Proposed mitigation measures, if any: It is not sufficient to write one sentence stating that appropriate mitigation measures shall be instituted wherever necessary. The potential problems must be identified and appropriate mitigation described in general terms. Best Management Practices should be cited whenever possible. For mitigation at Historic Sites, the environmental assessment must include: 1) copies of the Mitigation and/or Preservation Plans prepared for the Department of Land and Natural Resources' State Historic Preservation Program; and 2) a copy of the approval letter for the plans from the State Historic Preservation Program.

- (8) Determination;

The agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action in making a determination. A determination letter from the Approving Agency must be submitted with the environmental assessment.

Identifying it as either a Negative Declaration or Environmental Impact Statement Preparation Notice. This letter is a formal declaration stating that the document has been reviewed and the action will or will not have significant impacts on the environment. This must be the Approving Agency's determination, not the consultant's determination.

- (9) Findings and reasons supporting determination;

Evidence justifying the statement that the proposed action will or will not result in any significant environmental impact, must be included, and

- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable. This is necessary only for assessments which are determined to require environmental impact statements.

An environmental assessment is submitted to an Approving Agency which determines if the proposed action will have a significant impact [§11-200-11(a), §11-200-12]. If the agency's review determines that the proposed action will not have a significant impact, a Negative Declaration is issued. If the agency determines the action will have a significant impact, an Environmental Impact Statement Preparation Notice is issued.

The Notice of Determination (Negative Declaration or EIS Preparation Notice) which is issued by the Approving Agency must include [§11-200-11(c)]:

- (1) Identification of applicant or proposing agency
- (2) Identification of accepting authority
- (3) Brief description of proposed action
- (4) Determination
- (5) Reasons supporting the determination
- (6) Name, address and phone number of contact person for further information

Both Negative Declarations and EIS Preparation Notices must be submitted by the Approving Agency to OEQC for publication in the OEQC Bulletin [§11-200-11(b)]. OEQC has a "Document for Publication Form" which should be filled out and submitted to OEQC with the Negative Declaration or Environmental Impact Statement Preparation Notice.

**NEGATIVE DECLARATIONS ARE NOT "ACCEPTED."** Once a determination has been made, the document stands as a Negative Declaration unless it is legally challenged. There is a 60 day "Statute of Limitations" [§343-7(d)] during which the public or other agencies may challenge the determination of "negative declaration." A Negative Declaration is not considered "accepted" as with Final EIS's, therefore, it is not republished in the OEQC Bulletin.

If you have any questions or need further information on the Environmental Review Process, please call the Office of Environmental Quality Control at 586-4185.

# PUBLIC NOTICE

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

Date: July 8, 1991 Number: 91-013

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

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) Lot A, 44-002 Aumana Pi (Pushuula, Kaneohe, Oahu)	A Surveyor for Marion M. Walker	4-4-22:10	6/14/91
2) Lot 506, Ld. Ct. App 1053 (Keau, Puna, Hawaii)	DJNS Surveying & Mapping, Inc. for Don Blanchette	1-5-57:77	6/10/91
3) Lots 6 & 134 of Ld. Ct. Consoli- dation 23 (Kai- papau, Koolauloa, Oahu)	Towill, Shigeoka & Assoc. Inc. for Haula Beach Villa's Ltd.	5-4-3:3 & 54	6/20/91
4) Lot 1 and Por of Lot 2 Being a Por of Grant 2791 to CC Harris (Kahuku, Ka'u, Hawaii)	R. M. Towill Corp. for Palace Dev Corp	9-2-1:75	7/3/91
5) Lot 13, Ld. Ct. Consol 171 (Heeia, Koolaupoko, Oahu)	Walter P. Thompson, Inc. for John King	4-6-5:27	7/3/91

Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalaninokou 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
Consolidation of Lots 957 and 960 Ld. Ct. App 1095 and Lots J. L. and M. File Plan 1793, Kawela Kai Lots and Resubdivision into Lots 1, 2 and 3 (Koo- lauloa, Oahu, Hawaii)	Walter P. Thompson, Inc for Elmer Manley and Don Cowell	5-7-3:62 & 63 5-7-5:1	7/3/91

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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
4) Grant 9944 to Robert Hind (Kiholo, N. Kona, Hawaii)	Island Survey, Inc. for Robert Hind	7-1-02:12	6/25/91(C)
5) Lot 116, Id. Ct. App. 1095 (Kawela, Koolauloa, Oahu)	Walter P. Thompson, Inc. for Chris Godwin	5-7-03:44	6/25/91(C)
6) Por. L. P. 8209 L.C. Aw 8525-B PT. 3 to Julia A. Kaawa and For of L.P. 8145 L.C. Aw 2494 Ad. 2 to Julia Kekoa (Waimalu Ewa, Oahu)	Walter P. Thompson, Inc. for Ted Farm	9-8-9:8 & 10	6/25/91(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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## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) Lot 132 of Id. Ct. App 242 91-469 Ewa Beach Road (Puuloa, Ewa, Oahu)	Wm Dean Alcon & Assoc. Inc. for Bertrand K. L. Chee	9-1-6:5	7/5/91(R)
2) Por. of Govt 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	6/21/91(C)
3) Being all of L.C. Aw 3438-B to Kapau; L.C. Aw 1294-B to Keau; L.C. Aw 9927 to S. Lular L. C. Aw 1294: 1, 2, 3 to Keau; L.C. Aw 7874 to Wailuahi; L.C. Aw 7131 to Keau; being also a por to L.C. Aw 11216:50 to Kekauonohi; L.C. Aw 8550-B:2 to Lunaillo; L.C. Aw 9971 to W. P. Leleiohoku, Grant 663 to Keau; Grant 1772 to Kea	True North Surveys, for Hamakua Sugar Co., Inc.	4-8-01: 4 & 4-8-06: 1, 11 & 41	6/26/91(C)

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1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813

**OEQC BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
CENTRAL PACIFIC PLAZA, FOURTH FLOOR  
220 SOUTH KING STREET  
HONOLULU, HAWAII 96813

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