



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.

KAUAI

GOODALE - SINGLE FAMILY RESIDENCE

District: Hanalei, Kauai
TMK: 5-9-03:29 (Lot 148)

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

Applicant: Holbrook and Nancy Goodale

The applicant proposes to construct a single family dwelling. The structure is proposed to be two stories with the parking, utility room, and entry on the lower level and the three bedroom, living, dining, kitchen and decks on the upper level.

The residence and new driveway will encompass approximately 3,848 square feet. The ground area to be disturbed by construction will be approximately 4,000 square feet. The sewage system will be a

private 1,000 gallon septic tank with a leach field. Domestic water will be from a private system. Electrical, telephone and cable will be provided from a power pole/line across the street.

KARLEEN - SINGLE FAMILY RESIDENCE

District: Hanalei, Kauai
TMK: 5-8-12:12

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

Applicant: Don and Peggy Karleen
c/o Walton D.Y. Hong

The applicant proposes to construct a 3-bedroom, 3-bath single family residence on a beachfront lot at Haena. The subject property is approximately 6,606 square feet and is designated within the State Land Use Conservation District. The property is a beach lot located makai of Kuhio Highway. It is the first lot located around the bend from Wainiha Bay going in the Haena direction.

MAUI

MAUI COMMUNITY COLLEGE IMPROVEMENTS

District: Wailuku, Maui
TMK: 3-8-07:01, 40

Proposing Agency: Department of Accounting and General Services

Contact: Emily Chun (548-5742)

The Department of Accounting and General Services proposes to construct an approximately 4,000 square feet, one-story reinforced concrete and masonry classroom and agricultural facility. The agricultural facility includes a 3,600 square feet saran greenhouse and a 700 square feet reinforced concrete head house. The project will provide the community college with a much-needed facility to implement a program in accordance with Educational Specifications. Since the project will be constructed within the existing community college campus, no land will be removed from the tax base. The estimated cost of the project is \$2,003,000.

KUHIWA WELL PUMPING STATION

District: Hana, Maui
TMK: 1-2-04:03

Approving Agency: Department of Land and Natural Resources
Contact: Manabu Tagomori(548-7533)

Applicant: Maui Pineapple Company

The applicant is proposing the installation of a new pump and electric motor in the existing Kuhiwa Well to pump water into the Koolau Ditch. The water will be withdrawn from the ditch for the irrigation of pineapple in Haiku, Makawao, and Kula. The ditch presently carries water from other sources. The water is used for the irrigation of sugar cane and pineapple, and also for drinking water.

The Kuhiwa Well is located about 3,500 feet above the Hana Highway, on the east side of Makapipi Stream, at elevation 1,400 feet.

about 125 feet from the Koolau Ditch. The land at the well site is privately owned and is classified as conservation district. There is an existing concrete platform, derrick footings, and a 14-inch well casing stubbed out above the ground. The well is presently unused.

It is proposed to install a deep well pump of 700 gallons per minute capacity, driven by an electric motor of 250 horse power. Pumping will be intermittent, depending on the rainfall and irrigation needs of the pineapple fields. The well is proposed as an alternate source to water presently pumped from Hanawi Stream at Hana Highway. On an annual basis, the quantity of water pumped from the well will correspond approximately to the quantity of water which would otherwise have been pumped from Hanawi Stream under the existing operating practice.

Although some impact on streams is expected, there was no evidence from which to conclude that the impact may be detectable or significant. There will be a requirement of a monitoring program to assess whether there is any detectable impact. If an impact is detected, it will be required that pumping cease in compliance with interim instream flow standards.

OAHU

ACQUISITION OF THE CAPITOL CENTER BUILDING

District: Honolulu, Oahu
TMK: 2-1-17, Parcel 5

Approving Authority: Department of Accounting and General Services
Contact: Brian Isa (548-3922)

The Department of Accounting and General Services proposes to acquire the leasehold interest of The Capitol Center building located at 1177 Alakea Street, Honolulu, Oahu. The property is a six-story commercial office building and will provide the State with 51,450 net square feet of office space. The office spaces will be renovated to meet the State's requirements. The additional office space gained will provide the State with long term permanent office space in the Capital District. The estimated cost to acquire the leasehold is \$10,500,000.

NA LEI HULU KUPUNA - SENIOR HOUSING DEVELOPMENT

District: Honolulu, Oahu
TMK: 2-1-51:04, 06, 19

Proposing Agency: Hawaii Community Development Authority
Contact: Harold Edwards (548-7180)

The Hawaii Community Development Authority (HCDA) is proposing the development of an elderly rental housing project in Kakaako. The project site is located between Cooke and Coral Streets, and runs parallel with the proposed realigned Halekauwila Street. A portion of the site is presently used as a construction yard. The remaining portion of the site is now known as Halekauwila Street. Existing improvements which include curbs, gutters, and chain link fencing will be demolished prior to the start of construction. The project consists of 78 affordable studio rental units.

WAIMANALO JOB CORPS CENTER

District: Koolaupoko, Oahu
TMK: 4-1-09:01

Accepting Authority: Department of Land and Natural Resources
Division of Land Management
Contact: Dean Uchida(548-6460)

Applicant: U.S. Department of Labor/ETA

The Hawaii Job Corps is planning to relocate from its present Koko Head location to a 12.4-acre site located between the Waimanalo District Park and the Waimanalo Teen Project. The proposed center will consist of eleven one-story buildings. The project will accommodate 220 resident corps members and employ approximately 100 people. The Center will provide housing, basic education, vocational training, indoor and outdoor recreation, dental/medical clinic, food service, and a child development center.

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.

OAHU

WAIKIKI BEACH IMPROVEMENT PROJECT

District: Honolulu, Oahu
TMK: 2-6-04:12 to 3-1-31:3

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 Transportation
Harbors Division
Attn: Tom Fujikawa
79 South Nimitz Highway
Second Floor
Honolulu, Hawaii 96813

Consultant: Edward K. Noda & Associates
615 Piikoi Street
Suite 1000
Honolulu, Hawaii 96814
Attn: Elaine Tamaye

Deadline: August 22, 1991

In order to design appropriate beach improvement plans, a detailed program of oceanographic, coastal engineering, and sand source studies was initiated by the Department of Transportation, Harbors Division. The following summarizes some of the major tasks that were included in the program:

- * Wave studies, including continuous wave measurements over a 15-month period offshore Waikiki;
- * current studies, including nearshore drogoue studies and continuous current measurements over a 3-month period offshore Waikiki.
- * Marine biota and water quality surveys;

- * Historical aerial photo analysis to determine long-term shoreline changes, wave patterns over nearshore reef areas, wave breaking areas (surf sites), and sandy bottom areas;
- * Sand source surveys offshore Waikiki and the Reef Runway to identify potential burrow sites for beach fill material.

Natural coarse beach sand is presently not locally available in suitably large quantities for major beach nourishment projects. Submarine sand deposits offshore Waikiki and the Reef Runway at Honolulu International Airport have been investigated as possible borrow sites for fill material. Along certain shoreline reaches, offshore structures may be necessary to stabilize the beaches and minimize future loss of beach sands to offshore areas due to erosional processes. The full range of possible structural stabilization measures are being evaluated to determine the most effective and preferred method. Conceptual plans for offshore structures will be developed with the goal of enhancing recreational use as well as for functional adequacy, such as possible artificial shoals for enhancement of surf sites. Beach improvement plans will also consider infrastructure improvements such as shoreline promenades, comfort stations, showers, and improved public access to the beaches.

Approximately 6,800 linear feet of beachfront shoreline is involved. The estimated cost of the project is \$10 - \$15 million. The project site is located at Waikiki Beach. The project reach extends along approximately 1.3 miles of shoreline from the Diamond Head end of Fort DeRussy to the Waikiki Aquarium.

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

and a copy to OEQC.

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.

WEST HAWAII SANITARY LANDFILL

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

Accepting Authority: Mayor, County of Hawaii

Please send your comments to:

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

Consultant: R.M. Towill Corporation
Attn: Colette Sakoda
420 Waiakamilo Road, #411
Honolulu, Hawaii 96817
Ph. No.: 842-1133

and a copy to OEQC.

Deadline: September 6, 1991

The County of Hawaii proposes to utilize an undeveloped parcel of State-owned land in Puuanahulu, North Kona, to construct a sanitary landfill to service the solid waste disposal needs of the growing West Hawaii region. The proposed site is located on a 1859 lava flow several miles from any large populated areas.

The proposed project will be part of a long-range plan for a County integrated solid waste management system. This system, while yet to be developed, may include resource recovery processes such as recycling and composting. The overall objective of the project is to provide the region with a new sanitary landfill for solid waste disposal while simultaneously minimizing any adverse environmental impacts on existing and future municipal, residential, and other land uses within the vicinity of the site.

General access to the landfill site will be from Queen Kaahumanu Highway. Exact new roadway alignment and limits of excavation will be defined during the engineering design phase of the project, utilizing more detailed topographic information.

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

AI

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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 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

KALIA TOWER - HILTON HAWAIIAN VILLAGE

District: Honolulu, Oahu
TMK: 2-6-09:13

Please send your comments to the following:

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

Applicant: Hilton Hawaiian Village Joint Venture
2005 Kalia Road
Honolulu, Hawaii 96815-1999
Attn: Dan Dinell

Consultant: Mark Willey
Belt Collins & Associates
680 Ala Moana Boulevard
First Floor
Honolulu, Hawaii

Deadline: September 6, 1991

The proposed project is located on the northeastern corner of the Hilton Hawaiian Village property. It involves the removal of the existing Hawaiian Village Dome and ancillary facilities and the construction of a new, larger building in the same area, along with construction of 12 tennis courts atop of the parking garage and formation of extensive water features and landscaping on the Kalia Road/Ala Moana Boulevard corner.

The new building would be a 26 story structure containing approximately 400 guest units and health club/spa. Approximately 5,000 square feet of retail space would be located in a smaller, free-standing structure.

The tower would be open up to 25 feet, allowing landscaping over a large area both around and under the building. In addition to gardens, an approximately 10,000 square foot lagoon and 25 foot high waterfall would be constructed.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

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

MAUI

KIHEI PUBLIC LIBRARY - SITE SELECTION

District: Makawao, 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 proposes

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

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

The proposed public library facility will contain the following features:

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

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

OAHU

KEKAULIKE REVITALIZATION PROJECT

District: Honolulu, Oahu
TMK: 1-7-03:17, 20, 22, 23, 24, 25,
Por 32 33, 34, 35, 36; Por 91, 92

Accepting Authority: Department of General Planning

Proposing Agency: Department of Housing and Community Development

Status: Currently being processed by the Department of General Planning

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 residential units, including 6 studios and 72 one-bedroom market-priced/temporary relocation 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

Proposing Agency: Department of Housing and Community Development

Consultant: Mr. Patrick A. Ribellia

Status: Accepted by the Department of General Planning, City and County of Honolulu on July 16, 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 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.

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.

WAIANAË 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: Accepted by the Department of General Planning, City and County of Honolulu on July 11, 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

NOTICE

ENVIRONMENTAL ASSESSMENT CON-
TENTS AND NOTICES OF DETERMINA-
TION

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 CHARACTERIS-

Describe, as applicable, aesthetics, the 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 environment on the action. 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 Approving Agency must be sub- with the environmental assess-

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 13-222-13, Hawaii Administrative Rules entitled "Shoreline Certification"

Date: July 23, 1991 Number: 91-014

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

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) Lot 10 of the Kuau Tract being a Por of Sec 3 of the first partition of the Hamakuaopoko Hui (Pai'a, Makawao, Maui)	George F. Newcomer Land Surveyors, Inc. for Damon D. Cecil	2-6-9:12	6/21/91
2) R.P. 2006, L.C. No. 2198, AP. 5 Co Kinohiua (MOOIOA, Honuaula, Maui)	Austin, Tsutaumi and Assoc., Inc. for Judith A. Carlsberg	2-1-06:16	6/27/91
3) Por of Ninole, Wailau and Punaluu (Ninole, Wailau, Punaluu, Kau, Hawaii)	ControlPoint Surveying and Engineering, Inc. for Punaluu Dev., Inc.	9-5-19:11 & 9-6-1: 2,3	6/28/91
4) Lot 7, Wainiha Hui Land (Wainiha, Kauai, Hawaii)	Wagner Engineering Services for Kaohoni Point Partners	5-8-9:25	6/19/91
5) Lot 35, Waiālae Beach Lots, Sec. 7C (Waiālae-Iki, Honolulu, Oahu)	H. Au & Assoc., Inc. for Henry Goldman	3-5-22:6	6/25/91

Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalanikōkū 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 13-222-13, Hawaii Administrative Rules entitled "Shoreline Certification"

Date: July 23, 1991 Number: 91-014

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

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
6) 68-355 Crozier Dr. (Mokuleia, Wailua, Oahu)	ControlPoint Surveying and Engineering, Inc. for Donald & Pamela Lichty	6-8-5:10	6/20/91
7) Lot 13, LD, Ct. Conso 171 (Heeia, Koolauloko, Oahu)	Walter P. Thompson, Inc. for John King	4-6-7:107	7/3/91

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

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

PUBLIC NOTICE

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

Date: July 23, 1991 Number: 91-014

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

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1) <u>Por. of Lualualei Beach Park</u> Lualualei, Waianae, Oahu)	C&C of Honolulu for C&C of Honolulu, Dept. of Parks & Recreation	8-6-1:7	7/8/91 (C)
2) <u>Lot 10, Kiluaea Gardens Subd., File Plan No. 1554 at Kilauea Being a Por. of R.P. Grant 2896 to Charles Titcomb (Kilauea, Hanalei, Kauai)</u>	Peter N. Taylor, Inc. for J.O. Developers, Inc.	5-2-4:71	7/8/91 (C)
3) <u>Lot 30, Haena Hui Land (Hanalei, Kauai)</u>	Portugal & Associates for Joe M. Paskal	5-9-02:48	7/8/91 (C)
4) <u>Lot 18, Haena Hui Land (Haena, Halelea, Kauai)</u>	Portugal & Associates for Kjell Rasten	5-9-02:35	7/18/91 (C)

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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
CENTRAL PACIFIC PLAZA, FOURTH FLOOR
220 SOUTH KING STREET
HONOLULU, HAWAII 96813

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