



# OEQC BULLETIN

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## REGISTER OF DOCUMENTS PREPARED UNDER CHAPTER 343, HAWAII REVISED STATUTES

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 Environmental Impact Statements (EIS) to the accepting authority before distributing copies and submitting copies to OEQC for publication. Environmental Assessments should be submitted to the appropriate agency directly. Based on the assessment, the appropriate agency will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final EISs 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 (Form 91-1)* with all submittals. These forms can be obtained by calling OEQC at 586-4185.

### A REMINDER REGARDING COMMENT LETTERS

Please send the original copy of your comments to the **accepting authority** and duplicate copies of the comments to the the following parties: 1) **proposing agency or applicant**; 2) **consultant**; and 3) **OEQC**. Please indicate the distribution of copies (e.g. c: applicant, consultant, OEQC etc.) on the letter. Thank you for your cooperation.

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## NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment by the listed agency. As a consequence, Environmental Impact Statements are not required of these projects. Those who wish to contest the agency's 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

#### MAUNA LOA RADIO RELAY STATION

District:

Kau

TMK:

3-9-009: 001

Agency:

Department of Land & Natural Resources

Contact:

Edward E. Henry (587-0380)

Applicant:

Center for the Study of Active Volcanoes

Contact:

Marcy Bevens (933-3640)

The University of Hawaii at Hilo (UHH) would like to place a small radio relay station on a spatter cone at elevation 7,996 feet on Mauna Loa's northeast rift zone. The relay station would consist of two Condel radios (5"x3"x3" in size), one for receiving signals from the Hawaiian Volcano Observatory and one for transmitting them to UHH; two Scala directional antennas which would be mounted on a metal pole about five feet high (supported by three guy wires bolted into the nearby rock); two Arco solar panels (about 18"x30"x2" in size); two 6-volt batteries (about the size of a regular car battery); and wires connecting the various pieces of equipment. The electronic equipment will be placed in a weatherproof box to protect it from the elements. The ground surface to be covered by the equipment will be approximately eight square feet.

The purpose of the relay station is to transmit seismic signals from the Hawaiian Volcano Observatory (HVO), located in the rim of Kilauea Caldera, down to the University of Hawaii at Hilo. At present, HVO has over 50 seismic stations located at various places on the island, and radio signals from these stations are sent to the observatory building, where they are then

recorded on seismic drums and the scientists are able to analyze the earthquakes. The University has a program for teaching volcano monitoring methods to students, and the seismic drums play an important part in this program.

Once a year, it will be necessary for an electronics technician to visit the site to repair and maintain the equipment. This will most likely be done by means of helicopter.

#### ALAWAENA ROAD HUI REQUEST FOR ACCESS EASEMENT

District:

South Hilo

TMK:

2-4-07: por 34

Agency:

Department of Land and Natural Resources

Contact:

Land Management (548-6460)

Applicant:

Alawaena Road Hui

The applicant is proposing to secure an access easement over and across an existing State pipeline right of way that intersects the applicant's property. The pipeline right of way is utilized by the Board of Water Supply under Executive Order No. 1983. The applicant's objective in seeking this easement is to permit the construction of a non-dedicable standard private subdivision road through applicant's property.

The proposed access easement contains an area of approximately 1,000 square feet and extends along the 20-foot wide pipeline right of way for a distance of approximately 50 feet.

An existing two-inch galvanized waterline is presently located underground within the right of way. The County of Hawaii Department of Water Supply has agreed to the relocation of the waterline in order to accommodate the construction of the roadway over the pipeline easement, and the applicant is proposing to install a new two-inch type "K" copper pipeline lowered to an 18-inch minimum cover depth from the existing ground.

The applicant intends to develop its property into a fifteen-lot subdivision. The subdivision road to be constructed by the applicant over the State pipeline right of way will be of standard asphalt-concrete construction, with a pavement width of 20 feet within a 50-foot right of way.

#### KAWAIHAE PIER EXTENSION CARGO PIPELINE

District:

South Kohala

TMK:

6-01-03: 23

Agency:

Department of Transportation

Contact:

Robert Nagao (587-1880)

Applicant:

Chevron U.S.A., Inc.

Contact:

James Lang (527-2700)

The proposed project involves 1) installation of four (4) pipelines under the pier and 2) installation of new pipelines from the pier, underground across the container yard and terminating near the fence including valves, fittings and cathodic protection. Piping within State property will be in an easement secured from the State in accordance with the attached drawings.

The tax map key where the proposed action is to occur is 6-1-03, all a portion of Hawaii County, Hawaii.

The estimated cost of the completed project is \$140,000 including installation of all new lines, pier hatches, valves, hangers, cathodic protection and related appurtenances.

#### HAWAII TROPICAL BOTANICAL GARDEN

District:

South Hilo

TMK:

2-7-09:2 and 2-7-10:22

Agency:

Planning Department, County of Hawaii

Contact:

Alice Kawaha (961-8288)

Applicant:

Hawaii Tropical Botanical Garden

Contact:

Dan J. Lutkenhouse (935-4703)

Hawaii Tropical Botanical Garden is proposing to construct a new paved driveway access, parking and turnaround area, a foot bridge, foot trails, rain shelters, restroom facilities and public access trail. The proposed action is to allow the applicant to construct an alternate means of access to the existing botanical garden as the existing driveway has been subject to erosion and landslides, and as such, is considered to be hazardous and unsafe for the public.

### PANAWEA FARM LOTS, PHASE 3

District:  
South Hilo  
TMK:  
2-1-13: 12 and 159  
Agency:  
Department of Hawaiian Home Lands  
Contact:  
Stanley Wong (586-3816)

The proposed action entails the upgrading to design standards of approximately 7,750 lineal feet of existing agricultural road right-of-ways within agricultural lands to provide access to 26 farm lots. The proposed action also involves the installation of water lines for local use.

### KAWAIHAE RESIDENCE LOTS - UNIT 1

District:  
South Kohala  
TMK:  
6-1-02:03 and 16  
Agency:  
Department of Hawaiian Home Lands  
Contact:  
Stanley Wong (586-3816)

The State of Hawaii Department of Hawaiian Home Lands is proposing to develop a 195-single family residential lot subdivision on approximately 205 acres of land in Kawaihae, South Kohala, Island of Hawaii. The subdivided lots are for native Hawaiians who have qualified to lease land under the Hawaiian Homes Commission Act. As part of the project, DHHL will develop the infrastructure necessary to support an urban residential development. This includes the construction of roadways and installation of utility systems to service each of the lots. The lessees will be responsible for constructing their own homes on the lot awarded to them. Lots will range from about 1/2-acre to 1-acre in size.

### MAUI

#### MAUI COMMUNITY CORRECTIONAL CENTER UNDERGROUND STORAGE TANK REMOVAL

District:  
Wailuku  
TMK:  
2-3-8-46: 6  
Agency:  
Department of Accounting & General  
Services  
Contact:  
Ralph Yukumoto (586-0488)

This project is to remove a 500-gallon underground gasoline storage tank that is no longer in use. Removal of the tank is the most practical way to comply with the Environmental Protection Agency and State Department of Health underground fuel storage tank regulations. Monitoring for leakage will be performed prior, during, and after removal of the tank.

### MAALAEA FIELD 775

District:  
Wailuku  
TMK:  
3-6-01: por. 18  
Agency:  
State Land Use Commission  
Contact:  
Esther Ueda (548-4611)  
Applicant:  
C. Brewer Properties, Inc.  
Contact:  
David W. Blane (242-6833)

C. Brewer Properties, Inc. (CBP) on behalf of Wailuku Agribusiness Company, Inc. (WACI), proposes to reclassify the subject parcel from the State "Conservation" district to the "Agricultural" district. (Both CBP and WACI are subsidiary companies of C. Brewer and Company, Ltd.) The subject parcel is located in Maalaea, Maui, Hawaii and is identified as TMK 3-6-01:por.18. The parcel, encompassing 12.044 acres, is used for pineapple cultivation and is a part of a larger 131-acre pineapple field (Field 775). While the parcel has been used for sugar cane and pineapple cultivation for more than two decades, it was recently identified as being within the "Conservation" district. The proposed action, therefore, is an "after-the-fact" request initiated to bring the State Land Use district boundaries in line with past and existing agricultural uses.

### OAHU

#### DIAMOND HEAD ROAD BIKEWAY (2ND PHASE)

District:  
Honolulu  
TMK:  
3-1-33 to 39 and 42  
Agency:  
City and County of Honolulu, Department  
of Transportation Services  
Contact:  
Thomas Baba (527-5009)

The City and County of Honolulu Department of Transportation Services proposes to construct a 7,100-foot long bikeway along Diamond Head Road, between Coconut and Kahala Avenues. The proposed bikeway will be along both sides of Diamond Head Road and will include the following: Widening the existing curbs on the makai side of Diamond Head Road between Coconut Avenue and Beach Road; pavement widening along certain portions of the mauka side of the alignment when the existing pavement is too narrow to satisfy the design widths or where the existing slope bank extends into the existing right-of-way and interferes with the new bike lane section; and extending the existing pedestrian walk on the makai side of Diamond Head Road from where it currently ends at the first lookout to Lookout No. 3. Other work entails paint striping and signage. Some existing utility poles on the mauka side may need to be set back at areas being widened.

### HAUULA ALII PROJECT

District:  
Koolauloa  
TMK:  
5-4-01: 44  
Agency:  
City and County of Honolulu, Department  
Land Utilization  
Contact:  
John Morihara (527-5349)  
Applicant:  
Interpac Development, Inc.  
Contact:  
Norman Bechtold (957-0118)

The proposal consists of nine single-family detached dwellings on minimum lots of 5,000 square feet. The dwellings will be 2.5 bathrooms, 3 bedrooms, a den/guest bedroom. Each dwelling will have its own septic system. The lots will receive water, electricity and telephone from existing utilities along Kukuna Road. The entire project will be serviced by a 24-foot wide private roadway.

#### CHRISTIAN BROADCASTING ASSOC. PALEKEA (PALEHUA) RIDGE FM BROADCAST AND TELECOMMUNICATION TOWER

District:  
Ewa  
TMK:  
9-2-05 : Por: 13  
Agency:

Department of Land and Natural Resources

Contact:

Ed Henry (587-0377)

Applicant:

Christian Broadcasting Association

Contact:

Paul Ruse (735-2424)

Due to landlord's termination of our lease in present location in Kaimuki, KAIM (Christian Broadcasting Assn) is forced to seek a new location for a FM broadcast tower and transmitter building.

Christian Broadcasting Assn (KAIM FM) is proposing to develop a new site on Campbell Estates land in Conservation District on Palekeia Ridge (Palehua). The site will be on a small plateau at the 2,200 foot level. Access to this site will be first through an existing driveway, and then branching into a new 1050 foot driveway through the underbrush to the ridge.

New portion of the road will be developed with first a layer of coarse rock and then small rock surface and then compacted. The first 750 feet of driveway on the steeper slope will be blacktopped to prevent erosion. The plateau to be used is approximately 200 feet long and 50 feet wide. The proposed clearing will be 50x100 ft leaving trees and shrubs on the Diamond Head side to obscure the building from view. The 26x38 feet building and roof will be painted green to reduce visual impact. A 199 foot self supporting tower will be erected and this also will be painted green pending approval of FAA. FAA may request the traditional orange and white. There will be a flashing red beacon on top of the tower just as there is on the other towers on the ridge. The tower will accommodate a multiple use FM antenna that can be used by up to 4 stations, and 4-6 foot microwave grid (dishes) and at least 4 mobil radio 'whip' antennas.

The building is designed to accommodate 4 FM stations plus the Mobil Radio users equipment.

There will be a 150 KW diesel generator on the site plus a 2,000 gallon above ground diesel fuel storage tank. The entire development area will be fenced by a 6 foot high chain link security fence.

The site is being developed with adequate space available for adding a TV tower and transmitter building without having to disrupt any more land. This is in the event that there would be need by TV stations to locate in the future.

Applicant is taking all steps to minimize removal of trees and a minimum of soil re-arrangement. Most of the trees to be removed are 1 & 2 inch saplings and smaller wild Guava. Only 7 live trees of 6 to 8 inch diameter will have to be removed in addition to some dead trees to develop building site and driveway. Power company easement will cause thirty 6 to 8 inch diameter trees to be removed. Power company easement is 10 feet wide and will utilize 5 poles to reach site.

**WAIPAHU HIGH SCHOOL NEW WEIGHT ROOM**

District:

Ewa

TMK:

9-4-08:20 and 25

Agency:

Department of Accounting and General Services

Contact:

Mark Yamabe (586-0487)

This is to construct an approximately 1,800 net square foot reinforced concrete and masonry weight room facility. It will be a single-story structure.

The proposed facility will be located on the present site of two portable classrooms that will be moved prior to the start of construction.

**PEARL CITY CULTURAL CENTER**

District:

Ewa

TMK:

9-7-25: 1

Agency:

Department of Accounting and General Services

Contact:

Roy Kimura (548-3925)

The Department of Accounting and General Services of the State of Hawaii is planning to construct the Pearl City Cultural Center (PCCC). The project site is located at the mauka/Diamond Head intersection of Waimano Home Road and the existing one-way roadway egressing from the administrative/classroom parking area of the adjacent Pearl City High School (PCHS). The project site is presently occupied by maintenance (automotive, construction) and storage facilities for the Waimano Training School and Hospital (WTSH) of the Department of Health (DOH). The project will include relocation of these facilities to

temporary locations utilizing existing buildings located on the WTSH/DOH grounds at other sites.

The PCCC project includes a performing arts auditorium with a capacity of 670 seats and a stage area to provide a suitable facility for multi-purpose use, including music or concert performances, drama and dance presentation, lectures, film projection, and meetings.

**WAIALAE SUBDIVISION, WITH SUBSEQUENT LAND USE TO CONSTRUCT A RESIDENTIAL DRIVEWAY, LANDSCAPE AND PERIMETER FENCING**

District:

Honolulu

TMK:

3-5-24: 01

Agency:

Department of Land and Natural Resources

Contact:

Roy Schaefer (587-0377)

Applicant:

Henry Eng

Subdivide 5,603 square feet from Conservation Lands at TMK: 3-5-24:01, and consolidate with urban zoned land at TMK: 3-5-40:01. The purpose of the proposed project is to construct a driveway for access to TMK: 3-5-40:01. The property would also be fenced and landscaped as an accessory amenity to a new dwelling being planned for the adjoining residentially zoned parcel.

**KAUAI**

**NOUNOU MT. TRAIL PARKING LOT**

District:

Lihue

TMK:

4-1-012: 11, 12, 13

Agency:

Department of Land and Natural Resources, Division of Forestry and Wildlife

Contact:

Alvin M. Kyono (241-3433)

This project is for the construction of a parking area for at least 6 vehicles, driveway to the parking area and rerouting the trailhead at the start of the Nounou Mt. (East) Trail, Nounou Forest Reserve, TMK: 4-1-012; 11,12,13, Wailua, Kawaihau, Kauai.

The project area is located on the Eastern side of the Island of Kauai. The parking area will be located adjacent to the existing trailhead, on a County of Kauai, Department

of Water, well site. The site is between 120-200 feet above sea level with rainfall averaging between 40-65 inches annually. The soil consists of Hanamaulu bouldery silty clay, representing the Hanalei-Koikolo-Pakala and Lihue-Puhi soil association.

The area was previously cleared when the State of Hawaii developed the area for a subdivision in the early 1970's. Vegetation consists primarily of non-native plant species, with one native species, *Caesalpinia bonduc*, found during a survey conducted by Timothy Flynn, Assistant Botanist, National Tropical Botanical Garden, on January 28 and March 11, 1991. It is not considered to be either rare or endangered.

No archaeological or historic sites were discovered during a survey conducted by Nancy McMahon, Staff Archaeologist, State Historic Preservation Division, in June 1991.

The agencies contacted were National Tropical Botanical Garden for Botanical Survey, State Historic Preservation Division for Archaeological Survey, and County of Kauai Department of Water Supply, the adjacent land owner. The Kauai County Building Department will be contacted prior to construction for grading and building permits.

## EIS PREPARATION NOTICES (EISPN)

The following actions have been determined to have significant impacts upon the environment by the listed Agency (which may be the Accepting Authority). As a consequence 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 listed 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.

Please send the original copy of your comments to the accepting authority and duplicate copies of the comments to the proposing agency or applicant, consultant and OEQC.

## HAWAII

### NATURAL ENERGY LABORATORY OF HAWAII AUTHORITY - 83 ACRE PARCEL REZONING (SUPPLEMENTAL EISPN)

District:  
North Kona  
TMK:  
7-3-09:23

Please send your comments to OEQC and the following:

Accepting Authority:  
Governor, State of Hawaii,  
c/o Office of Environmental Quality Control,  
220 South King Street, 4th Floor,  
Honolulu, HI 96813  
Proposing Agency:  
Natural Energy Laboratory of Hawaii  
Authority,  
P. O. Box 1749,  
Kailua-Kona, HI 96745  
Attention: Clare Hachmuth (329-7341)  
Consultant:  
MCM Planning, 703 Honua Street,  
Honolulu, HI 96816  
Attention: Marilyn Metz (732-7143)  
In addition please send a copy of your  
comments to:  
State Land Use Commission,  
335 Merchant Street, Room 104,  
Honolulu, Hawaii 96813  
Attention: Ms. Esther Ueda  
Deadline: December 8, 1991

The Natural Energy Laboratory of Hawaii Authority (NELHA) manages 870 acres of State land at Keahole Point for the purpose of subleasing to companies, organizations and agencies involved in research and commercial activities utilizing the unique natural resources of the area. The proposed action is a petition to the Land Use Commission for rezoning of 83 acres of this land from conservation to urban. The remainder of the land has already been through the rezoning process.

Ten (10) acres along the coast will be reserved for public recreational activities. The remaining 73 acres will be used by sublessees under the same conditions established for all of the 870 acres managed by NELHA. Forty (40) of these 73 acres have been subleased to KAD Partners as part of a 66.4 acre integrated project which includes a 20 acre commercial lobster farm, a one megawatt operating OTEC plant, an archaeological preserve, a sewage treatment plan, a 21 acre research/educational oriented oceanarium with parking lot and a

visitor center to support the activities NELHA. The OTEC plant will use cold and warm seawater to produce power for the NELHA seawater pumps.

Thirty-three (33) acres of the 83 acre parcel to be rezoned are currently available for subleasing to aquaculture and other ocean related projects.

## OAHU

### KAILUA GATEWAY DEVELOPMENT PROJECT

District:  
Koolauapoko  
TMK:  
4-2-3; 17 (por) and 29 (por)

Please send your comments to OEQC and the following:

Accepting Authority:  
City and County of Honolulu,  
Department of General Planning,  
650 South King Street,  
Honolulu, Hawaii 96813  
Attention: Melvin Murakami  
Applicant:  
Kaneohe Ranch, 1199 Auloa Road,  
Kailua, Hawaii 96734  
Attention: Randy Moore  
Consultant:  
Helber, Hastert & Fee, Planners,  
733 Bishop Street, Suite 2590,  
Honolulu, Hawaii 96813  
Attention: Gail Uyetake  
Deadline: December 8, 1991

Kaneohe Ranch proposes to develop a retirement community, community center, and affordable elderly housing in Kailua, Koolauapoko District, Oahu. The project area includes approximately 97 acres in the vicinity of the intersection of Kailua Road and Hamakua Drive. The project area is bounded by Kailua Road, Kaelepulu Stream, Enchanted Lakes subdivision, and the Puu O Ehu Ridge. Hamakua Drive bisects the property into an 89-acre mauka portion and an 8-acre makai portion. Of the total 97 acres, 21 acres are proposed for development (18 acres on the mauka portion and 3 acres on the makai portion). The remaining 76 acres consist of steep slopes or wetlands, which will not be developed.

The retirement community will include approximately 300-400 independent living units, 20 personal care units, and a 60-bed skilled nursing facility. This facility will be located on the mauka portion of

property. A community activity center is also planned for the mauka portion of the property, which may accommodate a senior center, day care center, community meeting space, and facilities for theatrical or musical performances. The existing commercial area along Kailua Road is proposed to be expanded by about one acre. Approximately 50-80 affordable elderly housing units are planned for the makai portion of the property. The project area contains about 29 acres of wetlands located on both sides of Hamakua Drive, which are proposed to be restored and improved as a waterfowl habitat with opportunities for public viewing and education.

The applicant is requesting the Department of General Planning to consider an amendment to the Koolauapoko Development Plan to change the DP designation of 20 acres of land from the Preservation designation to Medium-Density Apartment designation and 1 acre from the Preservation designation to the Commercial designation. The other 76 acres of the project area will remain in the Preservation district.

#### **MOKULEIA GOLF COURSE**

District:  
Waialua  
TMK:

First Division, 6-8-02:6 and 6-8 03:5,6,11,  
15,19,20,21,30,31,33,34,35 & 40

Please send your comments to OEQC and the following:

Accepting Authority:  
Department of General Planning,  
City & County of Honolulu,  
650 South King Street,  
Honolulu, Hawaii 96813

Applicant:  
Mokuleia Land Company,  
68-540 Farrington Highway,  
Waialua, Hawaii 96791  
Attention: Jason Kim (637-8088)

Consultant:  
Belt Collins & Associates,  
680 Ala Moana Blvd., Suite 200,  
Honolulu, Hawaii 96813  
Attention: Lee Sichter (521-5361)  
Deadline: December 23, 1991

This EISPN supersedes the previous notice that was published in the December 23, 1990 OEQC Bulletin.

The applicant, Mokuleia Land Company, is proposing to develop two 18-hole golf

courses, each with its own clubhouse, driving range, parking lot and ground maintenance facilities.

The approximately 470-acre project site is located adjacent to the Dillingham Airfield and mauka of the Farrington Highway. Existing land uses are primarily vacant and pasture use. A portion of the property is occupied by an equestrian facility, company offices, the Dillingham House, four residences, cane haul road and plan nursery.

The proposed golf courses are part of a master planned residential-recreational community that would be developed over a 10-year period. The planned community, which will occupy approximately 330 acres around the golf courses, will include single-family homes and low-density multi-family units with a sum total of approximately 365 units. The planned recreational amenities would include equestrian/sports facilities, bridle trails, tennis courts and family recreation center. The Dillingham House and an existing man-made pond area will be preserved.

The golf course project comprises the first phase of development. The remainder of the master planned community, including the residential units, will be developed in subsequent phases and involve separate land use applications. In considering the potential impacts of the proposed development, however, the cumulative effects of the residential and recreational amenities as well as the two golf courses will be addressed.

The applicant also owns approximately 83 acres of land makai of the Farrington Highway and the project site. Preliminary concepts for lodging facilities, beach club and open space with beach accesses have been discussed for this area, but no final development plan has been determined. The applicant is reserving this area for long-term future development and is not expecting to proceed with this area in the immediate future. Therefore, the 83-acre makai site is not included in the current development proposal.

#### **HEEIA STATE PARK MASTER DEVELOPMENT PLAN**

District:  
Koolauapoko  
TMK:  
4-6-05:2, 4 and 9

Please send your comments to OEQC and

the following:

Accepting Authority:  
Governor, State of Hawaii  
c/o Office of Environmental Quality Control,  
220 S. King St. 4th Floor,  
Honolulu, Hawaii 96813  
Proposing Agency:  
Department of Land and Natural Resources,  
Division of State Parks,  
P. O. Box 621,  
Honolulu, Hawaii 96809  
Attention: Bill Gorst (548-7455)  
Consultant:  
PBR Hawaii,  
1042 Fort Street, Suite 300,  
Honolulu, Hawaii 96813  
Attention: David Hulse (521-5631)  
Deadline: December 23, 1991

The subject property is located approximately one mile north of Kaneohe on the windward side of Oahu on Heeia Peninsula (also known as Lae O Kealahi). The site is also proximate to Heeia Boat Harbor.

The proposed conceptual plan and project improvements are intended to reflect a mid-level intensity of use directed towards accommodating the present type of use and use levels. Proposed facility master plan calls for improvements to include an upgrade to existing structures, landscaping, picnic areas, parking, signage, and the construction of an improved walkway system. Walkways may consist of asphalt or crushed cinder path with a boardwalk located proximate to Heeia Stream. Walking interpretive programs would be facilitated through the provision of information kiosks, signage, pamphlets and guided tours. Predetermined stopping points of interpretive interest will be emphasized.

Access to an ethno-botanical garden will be provided by a handicap ramp leading down gradient from picnic and parking lot areas. Control of mangroves and replacement of some existing structures are also planned.

#### **HAUULA 180 RESERVOIR AND BOOSTER STATION**

District:  
Koolauia  
TMK:  
5-4-4:4

Please send your comments to OEQC and the following:

Accepting Authority:  
Mayor, City and County of Honolulu,

c/o Honolulu Board of Water Supply,  
630 South Beretania Street,  
Honolulu, Hawaii 96843

Proposing Agency:  
Honolulu Board of Water Supply,  
630 South Beretania Street,  
Honolulu, Hawaii 96826  
Attention: Bert Kuiuoka (527-5235)

Consultant:  
Engineering Design Group Inc.,  
1525 Young Street,  
Honolulu, Hawaii 96826  
Attention: Edgar Lee (942-4400)  
Deadline: December 23, 1991

The proposed project involves construction of a 1.0 Million Gallon Reservoir, Booster Pump Station, Access Road, and Transmission Mains to service the Windward Area.

The reservoir will be 22 feet high, 96 feet in diameter and constructed of reinforced concrete. The location is at the 200-foot elevation, approximately 3000 feet in land from Kamehameha Highway. Grading will involve approximately 2.75 acres of cut area.

The booster pump station will be approximately 40 feet long, 20 feet wide, and 14 feet high. The location will be next to the reservoir.

The access road will be 12 feet wide and paved with asphalt concrete and concrete. The location will be from the south end of Kawaipuna Street to the reservoir site (approximately 1,500 feet in length).

The transmission mains will be 20-inch and 16-inch in diameter and will follow the alignment of the access road and Kawaipuna Street from the reservoir to the intersection of Kamehameha Highway and Kawaipuna Street.

#### LAIE DEVELOPMENT PLAN AMENDMENTS

District:  
Koolauloa  
TMK:  
5-5-01: 12; 5-5-02: 10, 11, 20; 5-5-04: Por 3, Por 7; 5-5-05: Por 1, 11, Por 18, Por 21, Por 23, Por 24; 5-5-06: Por 1, Por 5, Por 10, Por 11, Por 30, 32, 33; 5-5-07: Por 1; 5-5-08: Por 1; 5-5-09: 12; 5-5-14: 7, Por 24; 5-5-17: 5, 6

Please send your comments to OEQC and the following:

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

650 South King Street, 8th Floor,  
Honolulu, Hawaii 96813  
Attention: Melvin Murakami (527-6020)

Applicant:  
Zions Security Corporation,  
55-510 Kamehameha Highway  
Laie, Hawaii 96762  
Attention: Lukcy Fonoimoana (293-9201)  
Consultant:  
Group 70 International,  
924 Bethel Street,  
Honolulu, Hawaii 96813  
Attention: Kari Kilstrom (523-5866)  
Deadline: December 23, 1991

Zions Securities Corporation, on behalf of the landowner (Property Reserve, Inc.) proposes to amend the City and County of Honolulu Development Plan Land Use Map to redesignate a total of 214 to 220 acres in Laie, on the island of Oahu. The various sites are generally located mauka of Kamehameha Highway. One 2.6 acre site is situated adjacent and makai of Kamehameha Highway, across from the Laniloa Lodge. The proposed redesignations are as follows:

- a. Agricultural to Residential: Between 62 and 68 acres from Agricultural to Residential for development of approximately 450 dwelling units. Approximately 2.5 acres are also proposed for a new church within the residential area. Three alternative sites will be considered in the EIS.
- b. Agricultural to Public Facility:  $\pm 106$  acres for the following:  $\pm 92$  acres for long term growth and expansion of the Brigham Young University--Hawaii Campus;  $\pm 6$  acres for the site of the existing Laie wastewater treatment plant;  $\pm 8$  acres for school/playground facilities within the proposed new residential area.
- c. Residential to Parks and Recreation: 3.6 acres on Poohaill Street.
- d. Agricultural to Commercial: Approximately 21 acres for the following:  $\pm 21$  acres adjacent to the Polynesian Cultural Center, for the possible addition of new exhibits and/or the relocation of the existing parking area; 0.3 acres at the corner of Kamehameha Highway and Wahinepee Street, to make conforming the long-established commercial operations on this site.
- e. Residential to Commercial:  $\pm 0.5$  acres adjacent to the existing shopping center, for additional parking.
- f. Residential to Resort: 2.6 acres for

development of amenities associated with future hotel to be developed on Resort designated property adjacent to the Laniloa Lodge on Kamehameha Highway.

- g. Agricultural/Public Facility to Industrial:  $\pm 15$  acres for the provision of needed space for auto repair, home improvement and similar local service establishments.
- h. Industrial reconfiguration of existing designation:  $\pm 3$  acres.

These amendments are the first step toward implementation of a long-term Master Plan for Laie. The redesignations are proposed to provide new affordable residential and employment opportunities for Laie residents; to reserve appropriate areas for long-term expansion of the BYU Hawaii campus and the Polynesian Cultural Center; to provide a limited amount of light industrial area for local small businesses and service establishments; to increase the viability of a future hotel on already zoned land in Laie through the provision of an ocean front amenities area; to provide additional parking at the Laie Shopping Center; to correct the designations of areas currently used for a park and a sewage treatment plant.

#### EWA MARINA PHASE I PROJECT (SUPPLEMENTAL EISPN)

District:  
Ewa  
TMK:  
9-1-12:2,3,5 through 17; 9-1-11:1 through 7

Please send your comments to OEQC and the following:

Accepting Authority:  
City and County of Honolulu,  
Department of General Planning,  
650 South King Street, 8th Floor,  
Honolulu, Hawaii 96813  
Attention: Brian Suzuki (527-6051)  
Applicant:  
Haseko (Hawaii), Inc.,  
820 Mililani Street, Suite 820,  
Honolulu, Hawaii 96813  
Attention: Nelson W.G. Lee (536-3771)  
Consultant:  
Wilson Okamoto & Assoc., Inc.,  
P. O. Box 3530,  
Honolulu, Hawaii 96811  
Attention: Earl Matsukawa (531-5261)  
Deadline: December 23, 1991

The applicant, Haseko (Hawaii) Inc., is proposing to reconfigure various land uses that are currently depicted on the County Development Plan Land Use (DPLU) Map.

the Ewa area and, to modify text contained in the Ewa Development Plan Special Provisions. Specifically, the applicant seeks to:

- 1) Reconfigure land uses in the 535-acre Phase I, Increment 2, area of the property to accommodate environmental considerations identified through the on-going review of the marina by the Department of the Army permit application process. The changes to the marina would significantly expand the water area of the marina and shift the entrance channel approximately 1,000 feet west of the existing DPLU Map location.
- 2) Refine the development concept of the marina by redistributing land uses to better relate to the new marina configuration.
- 3) Modify the text of the Ewa DP Special Provisions related to the "Ewa Marina Special Area" (Section 32-3.2(b)(3)) that pertain to the current shoreline park land use configuration.

#### HELEAKALA PLANNED COMMUNITY AND GOLF COURSE

District:

Waianae

TMK:

7-9:1,3 & 7 and 8-7-21:26

Please send your comments to OEQC and the following:

Accepting Authority:

City and County of Honolulu,  
Department of General Planning,  
650 South King Street, 8th Floor,  
Honolulu, Hawaii 96813

Attention: Matthew Higashida (527-6056)

Applicant:

PVT Development Inc.,  
Suite 1901, Davies Pacific Center,  
841 Bishop Street,  
Honolulu, Hawaii 96813

Attention: Gary Q.L. Yee (545-2979)

Consultant:

Wil Chee - Planning,  
Ala Moana Pacific Center,  
1585 Kapiolani Blvd., Suite 840,  
Honolulu, Hawaii 96814

Attention: Wil Chee (965-6088)

Deadline: December 23, 1991

Applicant proposes to develop a planned community including a residential complex and outdoor recreational facilities with necessary water, sewer, roads, power, communications and drainage systems. A mix of single family and multi-family units are proposed, with an 18-hole golf course.

A total of 1000 residential units will consist of market, affordable and affordable rentals.

As part of the overall development, an 18-hole regulation golf course is proposed for lands on the site currently used as a landfill, and lands whose soil conditions are unsuitable for residential construction. The development will feature a variety of park spaces for residents, including areas along Ulehawa Stream and community recreation centers.

### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see listed deadline dates). EIS's listed in this section are available for review at the following repositories:

- \* Office of Environmental Quality Control
- \* Legislative Reference Bureau
- \* Municipal Reference and Records Center (Oahu EISs)
- \* University of Hawaii Hamilton Library
- \* Hawaii State Library (Main Branch)
- \* Kaimuki Regional Library
- \* Kaneohe Regional Library
- \* Pearl City Regional Library
- \* Hilo Regional Library
- \* Wailuku Regional Library
- \* Lihue Regional Library
- \* Branch library in closest proximity to the project

Please send the original copy of your comments to the accepting authority and duplicate copies of the comments to the applicant or proposing agency, consultant and OEQC.

#### HAWAII

##### MANINIOWALI RESIDENTIAL COMMUNITY

District:

North Kona

TMK:

Division 3, Zone 7, Section 2, Plat 04, Parcel por. 17

Please send your comments to OEQC and the following:

Accepting Authority:

County of Hawaii, Planning Department,

25 Aupuni Street,  
Hilo, Hawaii 96720  
Attention: Norman Hayashi

Applicant:

North Kona Development Group,  
2877 Kalakaua Avenue, Suite G.F.#1,  
Honolulu, HI 96815

Attention: Michael Hands

Consultant:

Group 70 International, 924 Bethel Street,  
Honolulu, HI 96813

Attention: Jeffrey Overton (523-5866)

Deadline: December 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 Maniowali and Kukio 2 ahupuaa in the North Kona District. The project area is abounded 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. The elements of this project include 900 to 1,100 single-family and multi-family residential units, an 18-hole golf course, a clubhouse, a driving range and a tennis facility. Infrastructure facilities to support this development include the access and circulation roadway network, a wastewater treatment facility, a potable water supply and fire protection system, and 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 Maniowali ahupuaa, upon the receipt of all of its approvals and permits for the proposed residential project.

#### KAWAIHAE TEN-YEAR MASTER PLAN

District:

South Kohala

TMK:

6-1-01:3; 6-1-2:60-63,65,69-80,88; 6-1-3:3,16-20; 6-1-4:3-20; 6-1-5:1-8; 6-1-6:1-16

Please send your comments to OEQC and

the following:

Accepting Authority:  
Governor, State of Hawaii  
c/o Office of Environmental Quality Control,  
220 South King Street, Fourth Floor,  
Honolulu, Hawaii 96813  
Proposing Agency:  
Department of Hawaiian Homelands,  
335 Merchant Street,  
Honolulu, Hawaii 96813  
Attention: Darrell Ing (586-3822)  
Consultant:  
R. M. Towill Corporation,  
420 Waiakamilo Road, Suite 411,  
Honolulu, Hawaii 96817-4941  
Attention: Colette Sakoda (842-1133)  
Deadline: January 7, 1991

The State of Hawaii Department of Hawaiian Home Lands (DHHL) is proposing to develop portions of their lands in Kawaihae, Hawaii, for the purpose of providing qualified native Hawaiian beneficiaries subdivided lease lots on which they could build residences. In pursuit of this endeavor, DHHL is developing an overall Long-Range Master Plan which encompasses over 10,000 acres of land located on the southwestern slopes of the Kohala Mountains on the Island of Hawaii. The focus of this DEIS is on the initial planning area which covers approximately 2,115 acres of land at the southwest portion of the overall Master Plan Area. This initial phase is referred to as the Kawaihae Ten-Year Master Plan.

The primary objective of the Kawaihae Ten-Year Master Plan is to provide for the development of residential units. A secondary objective, but important to the implementation of the Plan, is the development of income generating activities, primarily industrial and commercial activities supporting Kawaihae Harbor, which will help offset development costs. The latter will provide employment opportunities for native Hawaiian beneficiaries.

Adjacent to Kawaihae Harbor, the Ten-Year Master Plan area will feature approximately 3,500 units of low and medium density housing; over 90 acres of community facilities; a 58-acre town center; 265 acres of business and industrial uses; and over 350 acres of open space.

#### KEALAKEKUA BAY CLUB

District:  
South Kona  
TMK:

8-2-02:por. 2, 8-2-02:39, 8-1-10:por. 3

Please send your comments to OEQC and the following:

Accepting Authority:  
Planning Department, County of Hawaii,  
25 Aupuni Street,  
Hilo, Hawaii, 96720.  
Attention: Norman Hayashi  
Applicant:  
Pac Inv Hawaii, Inc., and Royal Coast  
Development Corp.,  
P.O. Box 44394,  
Kawaihae, Hawaii 96743  
Attention: Rick Robinson (882-7288)  
Consultant:  
Belt Collins & Associates,  
680 Ala Moana Blvd., First Floor,  
Honolulu, Hawaii 96813  
Attention: Lee W. Sichter (521-5361)  
Deadline: December 23, 1991

The site of the proposed project consists of a privately owned property approximately 262 acres in size. It is located in the South Kona district of the Island of Hawaii approximately one quarter mile east of Captain Cook. The property is situated on a moderate slope rising in a northeastern direction inland from the top of Pali Kapu-o-Keoua, the steep cliff which stands directly behind Kealakekua Bay. The makai boundary of the property is about 600 feet above the bay and about 500 feet inland from the water's edge.

The applicant proposes the development of a world class championship golf course with clubhouse and restaurant, and a low profile, low density 36-room Members Lodge, to be collectively known as the Kealakekua Bay Club. In addition, the applicant proposes that two small land areas abutting Napoopoo Road be subdivided into a total of five two-acre lots consistent with the current zoning.

It is the applicant's intent to develop the property in a manner that is compatible with the existing character of the region, benefits the community, and provides an economic means of protecting an historic area. The pristine quality of Kealakekua Bay and its historic and cultural importance establishes a unique value and attraction to the property, as well as a significant burden of responsibility to its owner. Mindful of this, the applicant is proposing a land use plan which preserves the vast majority of the property in open space, protects the quality of Kealakekua Bay, improves public access to the area, preserves the property's historical and archaeological resources, and prevents

future development of the property and increases in development density.

#### KAUAI

#### KAUAI JUDICIARY COMPLEX

District:  
Lihue  
TMK:  
3-07-01:01; 3-06-02:02; 3-06-02:01; 3-03-03:01

Please send your comments to OEQC and the following:

Accepting Authority:  
Governor, State of Hawaii,  
c/o Office of Environmental Quality Control,  
220 South King Street, 4th Floor,  
Honolulu, HI 96813  
Proposing Agency:  
Department of Accounting & General  
Services,  
1151 Punchbowl Street, #430,  
Honolulu, HI 96813  
Attention: Ralph Yukumoto (548-7192)  
Consultant:  
Stanley Yim & Associates,  
2850 Paa Street, Suite 200,  
Honolulu, HI 96819  
Attention: Stanley Yim (833-7313)  
Deadline: December 23, 1991

A new Judiciary Complex is proposed for the island of Kauai in the Lihue area to replace the current obsolete facility presently serving the Fifth Circuit. This new facility would relieve existing congestion and deficiencies particularly with respect to spatial and operational inadequacies and also accommodate the growth in the volume of cases to the year 2010.

The new facility will be a combined Circuit, District, and Family Court Courthouse consisting of Six Courtrooms with one Large Trial Courtroom and five Standard Trial Courtrooms.

The present Judiciary building will be renovated and converted to office space for use by other State agencies. In turn, private office spaces currently being leased by the State may be terminated as the new Judiciary Complex becomes operational.

## FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All substantive 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 initial date in which the acceptance of an EIS was published in the OEQC bulletin.

### HAWAII

#### KOHANAIKI MAUKA

District:

North Kona

TMK:

7-3-09:15

Accepting Authority:

State Land Use Commission

Applicant:

Kamaaina Eight Partners

Status:

Accepted by the State Land Use Commission on October 24, 1991

The proposed project is located in North Kona, Hawaii approximately five (5) miles north of Kailua-Kona. It involves a light industrial/commercial development situated on 70 acres landward (mauka) of Queen Kaahumanu Highway. 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 integral roadway system, drainage improvements and electrical power system stub-outs are planned.

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.

#### WEST HAWAII SANITARY LANDFILL

District:

North Kona

TMK:

7-1-3:01

Accepting Authority:

County of Hawaii, Planning Department

Proposing Agency:

County of Hawaii, Department of Public Works

Status:

Currently being reviewed by the County of Hawaii, Planning Department

The sanitary landfill located in Kealahou, Kailua-Kona, and operated by the County of Hawaii to service West Hawaii region, particularly in North Kona, South Kohala, and Kamuela, the County has determined that to meet the increasing need to provide services for solid waste re-use and disposal, a new sanitary landfill is required as part of an integrated solid waste management system.

The existing landfill is projected to reach its capacity by end of 1992, and the County has determined that expansion of Kealahou would not be feasible due to its proximity to proposed public facility and residential land uses. Area needed to accommodate solid waste separation modules for resource recovery, including recycling and composting, and the lack of on-site generated cover material were also considered significant factors in the decision to locate the new sanitary landfill elsewhere.

Given the potentially significant environmental impacts of the project, the Hawaii County Public Works Department determined that a full environmental impact statement (EIS) was required.

It is the intent of this new landfill to accommodate initial solid waste volumes of 70,300 tons per year and more as the population increases. Based on the population projection above, this new landfill facility will receive a total of 134,000 tons of refuse per year by year 2015. Access will be from Queen Kaahumanu Highway. The landfill access road will be a paved two-lane road with a 50-foot right-of-way.

### KAUAI

#### UPPER MAKALEHA SPRINGS WATER RESOURCE DEVELOPMENT

District:

Kawaihau

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

### MANELE GOLF COURSE AND GOLF RESIDENTIAL PROJECT

District:

Lanai

TMK:

4-9-02:01

Accepting Authority:

County of Maui, Planning Department

Applicant:

The Lanai Company

Status:

Currently being reviewed by the Planning Department, County of Maui

The applicant is proposing a Community Plan Amendment to the Lanai Community Plan by expanding the existing Lanai Project District 1 - Manele to include an additional 458 acres of land for purposes of developing a golf course and resort residential development.

Features of the project include an 18-hole golf course, golf clubhouse, 425 single family residences and 100 multi-family residences to be sited over the entire 868 acres of the existing Project District and the expansion area. No multi-family units are planned in the expansion area.

Construction activities will include the following:

- Grading, clearing and grubbing of about 300 acres of land including about 70 acres within the existing Lanai Project District 1 - Manele;
- Construction of a 200-acre golf course, clubhouse, and driving range;
- Construction of the infrastructure for the golf course: irrigation water supply and distribution system, roadway network, water reclamation system, drainage facilities and all coordinated off-site support facilities for the golf course infrastructure;
- Landscaping for the golf course and roadway right-of-way;
- Construction of the golf in a target course concept thereby requiring irrigation of approximately 100 acres;
- Construction of the infrastructure for residential: roadways, water distribution lines, water storage, sewer pump stations, expanded wastewater treatment facilities, sewage collection

and pumping facilities, and effluent distribution lines; and

- The residential development would be constructed in phases depending on the market demand.

The infrastructure development will be coordinated with the ongoing plans for the existing Lanai Project District - 1 Manele. Roadways are being constructed and new connectors will be made to accommodate traffic with the resort. The electrical power system is an on-site generation unit that supplies the Manele Bay Hotel and with additional underground distribution lines will be sufficient to serve the entire golf and residential project. Communications and drainage system improvements will be coordinated with the ongoing infrastructure work for the Lanai Project District 1 - Manele.

## NOTICES

### 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 making assessment; (Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEOC 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, 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, anchialine 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 be 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 the 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.

**NOTICE OF AVAILABILITY: ANNUAL REPORTS OF THE ENVIRONMENTAL COUNCIL FOR FISCAL YEAR 1989 AND FISCAL YEAR 1990**

The Chairperson of the Environmental Council announces the availability of the following documents to the general public:

1. Hawaii's Environment: Annual Report of the Environmental Council for Fiscal Year 1989; and,
2. 1990 Annual Report of the Environmental Council.

Those persons wishing to receive one copy of the above reports should submit written requests to:

Mrs. Sue Hee  
Office of Environmental Quality Control  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Telephone requests may also be made to Mrs. Hee at 586-4185. Readers are advised to contact Mrs. Hee at their earliest possible convenience as the number of copies available is limited.

**SUMMARY  
ENVIRONMENTAL COUNCIL MEETING  
OF NOVEMBER 13, 1991**

Reports on agency progress in meeting state environmental goals and policies were presented to the Council by the State of Hawaii, Department of Business, Economic Development and Tourism; the State of Hawaii, Department of Transportation; and the City and County of Honolulu, Department of General Planning. Information from these progress reports will be reviewed by the Committee on the Annual Report for inclusion in the 1991 Annual Report of the Environmental Council pursuant to Section 341-6 of the Hawaii Revised Statutes.

The following Council members were nominated for Council Chairperson: Lorraine H. Akiba; Cynthia J. Chung; and, Muriel R. Roberts. The Council voted on these nominations at its November 20, 1991 meeting.

The Council discussed ways to improve its public liaison responsibilities under Chapter 341 of the Hawaii Revised Statutes.

The Council and its Legislative Committee also discussed the Department of Environmental Protection and legislative matters for the Regular Session of 1992. The Council discussed the need to allocate sufficient resources for environmental programs as these programs directly impact the quality of life in the State. The Council deliberated on a draft letter to the Governor prepared by the Committee. The letter articulated the Council's position on the Department of Environmental Protection which essentially supports the creation and implementation of a new Department modeled after the U. S. Environmental Protection Agency. A letter expressing this position was approved by the Council.

**SUMMARY  
ENVIRONMENTAL COUNCIL MEETING  
OF NOVEMBER 20, 1991**

Reports on agency progress in meeting state environmental goals and policies were presented to the Council by the City and County of Honolulu, Department of Public Works; the City and County of Honolulu, Department of Land Utilization; and, the State of Hawaii, Department of Health. Information from these progress reports will be reviewed by the Committee on the Annual Report for inclusion in the 1991 Annual Report of the Environmental Council pursuant to Section 341-6 of the Hawaii

Revised Statutes.

Pursuant to Section 341-3(c) of the Hawaii Revised Statutes, the Council elected Ms. Lorraine H. Akiba as the new Chairperson of the Environmental Council, to serve a term of one year, beginning in January, 1992.

The Council discussed current developments regarding the Department of Environmental Protection. The Council agreed to include discussion on the Department of Environmental Protection on the agenda for its December 4, 1991 meeting. Other topics discussed included possible involvement in an environmental risk communication project.

**NOTICE AND REQUEST FOR COMMENT  
ON A REQUEST FOR ENVIRONMENTAL  
COUNCIL REVIEW AND CONCURRENCE  
ON AN AMENDED EXEMPTION LIST FOR  
THE DEPARTMENT OF PUBLIC WORKS,  
CITY AND COUNTY OF HONOLULU  
(DOCKET 91-EX-4)**

Pursuant to Section 11-200-8 of the Hawaii Administrative Rules, Department of Health, the Department of Public Works (DPW), City and County of Honolulu, has proposed the following addition to its exemption list (last reviewed and concurred upon by the Environmental Council on August 15, 1990). The exemption list contains actions which are generally considered exempt from the preparation of an environmental assessment. DPW proposes to amend the existing Department wide exemption list under Exemption Class 1 to include the following action.

"16. Removing litter, debris and accumulated boulders from canals, streams and debris/boulder catchment structures."

The underscored text is being proposed for addition to the list. The Environmental Council is reviewing this proposed addition and requests public comment on this matter. Comments should be sent no later than December 23, 1991 to:

Mr. Leonard K. P. Leong, Chairperson  
Environmental Council  
(DOCKET 91-EX-4)  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Anyone having questions regarding this matter should call Mr. Leslie Segundo at 586-4185.

**PUBLIC NOTICE**  
**MEETING OF THE STATE ENVIRONMENTAL COUNCIL**

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Wednesday, December 4, 1991  
4:00 P. M.  
Office of Environmental Quality Control  
Library  
Central Pacific Bank Plaza  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813  
Telephone (808) 586-4185

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**AGENDA**

1. **Call to Order**
2. **Approval of Meeting Minutes for Meetings of November 13, 1991, and November 20, 1991**
3. **Review and Concurrence Proceeding for an Amended Exemption List (of actions exempt from the preparation of an Environmental Assessment) Pursuant to Section 11-200-8 of the Hawaii Administrative Rules (Department of Health), for the State of Hawaii, Department of Land and Natural Resources, by the State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division (Docket 91-EX-1).**
4. **Review and Concurrence Proceeding for an Amended Exemption List (of actions exempt from the preparation of an Environmental Assessment) Pursuant to Section 11-200-8 of the Hawaii Administrative Rules (Department of Health), for the State of Hawaii, Department of Land and Natural Resources, by the State of Hawaii, Department of Land and Natural Resources (Docket 91-EX-2).**
5. **Review and Concurrence Proceeding for an Amended Exemption List (of actions exempt from the preparation of an Environmental Assessment) Pursuant to Section 11-200-8 of the Hawaii Administrative Rules (Department of Health), for the City and County of Honolulu, Department of Public Works, by the City and County of Honolulu, Department of Public Works (Docket 91-EX-3).**
6. **Discussion on the Department of Environmental Protection (Act 293, Session Laws of Hawaii, Regular Session of 1991)**
7. **New Business**
8. **Adjournment**

# PUBLIC NOTICE

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

**Date: November 23, 1991 Number: 91-022**

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

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
1) <u>Lot B of Wailea</u> <u>Beach Lots</u> <u>(Registered Map</u> <u>No. 2826) being</u> <u>por of Grant</u> <u>11043 to R. T.</u> <u>Treadwell (La-</u> <u>lamilo, S. Kohala,</u> <u>HI)</u>	Wes Thomas & Assoc. for Elizabeth T. and Joe D. Wray	6-6-2:6	10/23/91

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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.

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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: November 23, 1991 Number: 91-022

**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 Lot 53</u> (Map 13) of <u>Ld.</u> <u>Ct. App. 1744</u> (Honakaoo, Kaa- napali, Lahaina, Maui)	Austin, Tsutsumi & Associates, Inc. for Kyo-ya Co., Ltd.	4-4-8:5	11/5/91(C)
2) <u>Ala Moana Park</u> <u>CSF 4838</u> (Kalia, Waikiki, Honolulu, Oahu)	Imata & Associates, Inc. for State of Hawaii/DOT	2-3-37:1	11/18/91(C)
3) <u>Aina Moana State</u> <u>Park, Ala Moana</u> <u>CSF 18,950</u> (Kalia, Waikiki, Honolulu, Oahu)	Imata & Associates, Inc. for State of Hawaii/DOT	2-3-37:19	11/18/91(C)
4) <u>Reclaimed (Filled)</u> <u>Land of Kailua</u> <u>Bay, Parcel A &amp;</u> <u>B</u> (Kailua, Koo- laupoko, Oahu)	Harry K. Matsuo for Glen I. & Bettye Payton	4-3-1:1	11/7/91(C)
5) <u>Lot 39, Haena</u> <u>Hui Partition</u> (Haena, Hanalei, Kauai)	Samuel A. Cooke for Samuel A. & Mary Cooke	5-9-5:23	11/7/91(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

# PUBLIC NOTICE

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

Date: November 23, 1991 Number: 91-022

**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>
6) <u>Lot 607 of Ld. Ct. App. 1089, 6-001 Kaimanu Pl. (Kamananui, Waialua, Oahu)</u>	Wesley Tengan for Irene Bishaw and Irene Williams	6-7-14:31	11/7/91(C)
7) <u>Lot B, Youlin Subd., Por. of Grant 2819 (Haili, Moo- muku, Honualua, Makawao, Maui)</u>	Valera, Inc. for Dr. Randolph H. Runciman	2-1-6:88	11/7/91(C)
8) <u>Lot 10-A-2 of Ld. Ct. App. 1846 as Shown on Map 6 Being a Por. of Grant 234 Lin- ton Torbert and Wm. Wilcox (Pa- paanui, Waipao, Kalihi, Honuaula, Maui)</u>	Newcomer-Lee Land Surveyors, Inc. for Hawaii States Properties, Inc.	2-1-7:96	11/7/91(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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**OEQC BULLETIN**

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

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