



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 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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KAUAI

**JEAN S. SHAK REVOCABLE PERMIT
FOR PARKING PURPOSES**

District:
Waimea
TMK:
1-9-11:12
Agency:
Department of Land and Natural
Resources, Division of Land Management
Contact:
Gary Martin (548-6460)
Applicant and Contact:
Jean S. Shak

The applicant has applied for a revocable permit to use 5,672 square feet of state-owned land for parking purposes. The applicant is the owner of the Seto Market located adjacent to state property. As the market is located in the Hanapepe Historic District, the applicant has been working with the Historic Preservation Division to restore the structure for use as a dwelling unit and restaurant. There will be no activity of any kind that would necessitate altering the natural topography of the land.

LANAI

**FENCING OF NATIVE VEGETATION AT
KANEPU'U PRESERVE**

District:
Lanai
TMK:
4-9-02: 01
Agency:
Department of Land and Natural
Resources
Contact:
Edward E. Henry (587-0380)
Applicant:
The Nature Conservancy of Hawaii
Contact:
Heidi Bornhorst (537-4508)

To protect rare, native Olopua/Lama dry forest and prevent further soil erosion at Kanepu'u Preserve on Lanai, the Nature Conservancy proposes to build a 6'6" tall deer fence along the perimeter of seven disjunct patches of forest. Management of introduced weeds, restoration, fire control and interpretive programs will follow fence construction.

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

**APPLICATION FOR CONSERVATION
DISTRICT USE OF STATE LAND FOR
TELEVISION TRANSLATOR SHELTER
AND ANTENNA TOWER**

District:
North Hilo
TMK:
3-8-001:01
Agency:
Department of Land and Natural
Resources
Contact:
Edward E. Henry (587-0380)
Applicant:
KFVE Joint Venture
Contact:
Bryan L. Holmes (842-5555)

KFVE Television (Channel 5) proposes to develop the site by situating an 8 ft. by 10 ft. (or smaller) trailer to be used as an equipment building, and erect a sixty (60) foot tower for various antennas.

**AFTER THE FACT PROPERTY
IMPROVEMENTS FOR ISAACS
RESIDENCE**

District:
North Kohala
TMK:
5-6-02: 41
Agency:
Department of Land and Natural
Resources
Contact:
Edward E. Henry (587-0380)
Applicant and Contact:
George & Shirley Isaacs (889-6102)

Applicants propose after-the-fact approval for the following items:

- i) a kennel

- ii) a tennis court
- iii) three walkways
- iv) a lookout/sunning pad with spotlights

The applicants are also proposing to construct a four and one-half foot high wood fence extending for a distance of approximately 100 feet in the area immediately south of the tennis court and a 300-foot barbed wire fence and "no vehicles" signage along the eight-foot wide easement leading to the shoreline.

**AFTER THE FACT PASSIVE PARK
PUAKEA RANCH OWNERS
ASSOCIATION**

District:
North Kohala
TMK:
5-6-02: 42
Agency:
Department of Land and Natural
Resources
Contact:
Edward E. Henry (587-0380)

Applicant proposes after the fact approval for an existing Passive Park.

The landscape improvements for the existing park include a whale statue, McArthur palms, hedge, shrubs (bougainvillea), two concrete tables with benches, two hitching posts, a flagpole, an interpretive sign, property signs, a concrete walkway, walkway lights, gas torches, wooden fence, paved driveway, barbed wire fence, rock wall edging and an irrigation water line.

The applicant is also requesting approval for additional improvements to the park, which would include the installation of an electronic gate at the park entrance and 200-foot cable fence along the cliff top, makai of the Honoipu Landing.

The applicant is also requesting that the BLNR approve the relocation of a public pedestrian access easement to the existing on-ground location of the trail. The routing of the existing trail was necessary because of the particular characteristics of the terrain and was approved by the County of Hawaii under SMA Permit No. 202. The existing route is partially outside of the conservation district and is bordered on the makai side by a barbed wire fence.

**INSTALLATION OF A RADIO REPEATER
FOR EMERGENCY COMMUNICATION**

District:
Lanai
TMK:
4-9-02: 01
Agency:
Department of Land and Natural Resources
Contact:
Edward E. Henry (587-0380)
Applicant:
The Nature Conservancy of Hawaii
Contact:
Heidi Bornhorst (537-4508)

The radio repeater is needed by Nature Conservancy staff for emergency communication while working in Conservancy Preserves. The repeater will be constructed on a 5'x5' site and will consist of one post hole. The site is located among non-native ironwood trees, which will screen the repeater from view. No native plants will be affected by the repeater installation.

MAUI

**JOHN S. AND YVONNE R. MEDEIROS
PASTURE PERMIT**

District:
Makawao
TMK:
(2) 2-2-13:10
Agency:
Department of Land and Natural Resources, Division of Land Management
Contact:
Mary Spero (587-0414)
Applicant:
John S. and Yvonne R. Medeiros
Contact:
John S. Medeiros

Mr. and Mrs. Medeiros have applied for a revocable permit to use 3.096 acres of state-owned lands for pasture purposes. The subject parcel was last encumbered from 1980 to 1982 for pasture purposes under a revocable permit. There is a steep cliff along a gulch within the subject parcel where petroglyphs exist. The proposed use of the parcel will not affect these historic drawings as one of the requirements of the permit will be the fencing off of the area. The State Historic Preservation Division has inspected the premises and has no objections to the proposed use. The remaining 1.5 acres of relatively flat land will then be planted with forage grass.

**PROPOSED RELOCATION OF AIRPORT
RESCUE AND FIREFIGHTING STATION**

District:
Wailuku
TMK:
3-8-01:19 (Por)
Agency:
Department of Transportation, Airports Division
Contact:
Shuzo Kimura (836-6502)

The project proposes to construct a new Aircraft Rescue and Fire Fighting (ARFF) Station adjacent to the general aviation ramp on the east side of Runway 2-20 at Kahului Airport, Maui.

The scope of the project includes a new 14,000 SF building, service shed, paved parking area and access roads, underground utility services, installation of septic tank and seepage pits, fire protection service and landscaping.

MOLOKAI

**KAUNAKAKAI WHARF MAINTENANCE
DREDGING**

District:
Molokai
TMK:
5-3-1
Agency:
Department of Transportation, Harbors Division
Contact:
Kelly Sato (587-1873)

The State Department of Transportation, Harbors Division proposes to do maintenance dredging along the pier face of the Kaunakakai Wharf. The berthing area will be dredged to the original dredged depth of twenty three feet (23') below mean lower low water (MLLW). Approximately 2,500 cubic yards of sand, silt, and rocks are to be dredged. The work will be scheduled so as not to interfere with shipping activities.

No major or significant adverse impacts are anticipated as a result of this maintenance dredging project.

OAHU

**SAND ISLAND WASTEWATER
TREATMENT PLANT MODIFICATION,
UNIT 1, PHASE 2A - PRETREATMENT**

FACILITIES FOR 30% BOD REMOVAL

District:
Honolulu
TMK:
1-5-41:5
Agency:
City and County of Honolulu, Department of Public Works
Contact:
Charlie Yoshimoto (527-5388)

The proposed action consists of constructing pretreatment facilities to improve the overall treatment performance of the Sand Island Wastewater Treatment Plant such that a minimum of 30 percent of the organics, as measured by the 5-day BOD test, is consistently removed.

Environmental impacts are primarily economic and long-term in nature. The City and County of Honolulu and State of Hawaii are expected to participate in providing funds for construction. The operation and maintenance cost is to be borne solely by the City. These costs may have an impact on the City sewer user charge program.

The Contractor will be required to mitigate the impacts during construction by following state and county regulations control dust and noise, posting warning signs and covering or barricading trenches when required for safety.

WAIANAE PUBLIC HOUSING PROJECT

District:
Waianae
TMK:
First Division, 8-5-28: portion of 42
Agency:
Department of Human Services, Hawaii Housing Authority
Contact:
Wayne Nakamoto (848-3238)

The Waianae Public Housing Project is a low income public housing project on approximately seven and eight-tenths (7.8) acres in Waianae, Oahu, Hawaii adjacent to the Waianae Intermediate School and the Waianae Multi-Service Center. (TMK 1st Division 8-5-28: portion 42, Exhibit 1 and 2). This project proposes to construct 100 units; comprised of eight (8) one-bedroom units, 42 two-bedroom units, and 50 three-bedroom units in a multi-family configuration.

This parcel is currently zoned R-5, with land use designation of urban and

development plan designation of public and quasi-public uses. The proposing agency plans to request rezoning of this parcel to A-2 for multi-family rental uses. Water and sewer mains have adequate capacity to meet resident's needs. Access is through a proposed 44 feet wide road from Farrington Highway to the project site.

Funding for this project is being provided by the U.S. Department of Housing and Urban Development and the Hawaii State Legislature. Additional funding for part of the construction work is being requested by the 1992 Hawaii State Legislature.

No rare, threatened, or endangered species of flora or fauna are known to exist on this site. The proposed action will not destroy any natural or cultural resources and will not involve a substantial degradation of environmental quality.

EIS PREPARATION NOTICES

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 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.

OAHU

WAIU-CAMPBELL INDUSTRIAL PARK PART 2 138 kV TRANSMISSION LINE

District:
Ewa

TMK:
Various in Zone and Sections: 9-1, 9-2, 9-3, 9-4, 9-6, 9-7, and 9-8

Please send your comments to OEQC and the following:

Accepting Authority:
Department of Transportation, Highways Division,
869 Punchbowl Street,
Honolulu, Hawaii 96813

Attention: Kenneth Umemoto (587-2187)

Applicant:
Hawaiian Electric Company,
P. O. Box 2750,
Honolulu, Hawaii 96840

Attention: Mary Ellen Nordyke-Grace
(543-7876)

Consultant:
CH2M Hill, 1585 Kapiolani Blvd., Suite
1312, Honolulu, Hawaii 96814
Attention: Paul Luersen (943-1133)
Deadline: February 7, 1992

The Hawaiian Electric Company is proposing the Waiu-CIP Transmission Line Part 2 Project, a double circuit 138 kV alternating current (AC) transmission line between the proposed Ewa Nui Substation, next to Farrington Highway in the Ewa District, and the Waiu Power Plant. The lines will extend a distance of 7.8 miles and will generally follow the mauka edge of H-1 freeway in Waipahu and along the makai side of Kamehameha Highway in Pearl City.

The proposed transmission line project is the eastern portion of a new 138 kV transmission line system that will interconnect the Campbell Industrial Park (CIP) Substation with the Waiu Power Plant. The western portion is called the Waiu-CIP Transmission Line Part 1.

The Waiu-CIP Transmission Line Part 2 Project is needed for three reasons:

1. To increase system reliability by establishing an alternate transmission line corridor.
2. To provide additional transmission capacity in Leeward and Central Oahu to meet expected load growth.
3. To meet transmission requirements for new power generation projects by independent power producers in the Campbell Industrial Park area.

Construction of the Waiu-CIP Part 2 transmission line is anticipated to take about 12 months, from October 1993 to October 1994. Operation of the Waiu-CIP Part 2 transmission line is scheduled for December 1994. (Construction of the Waiu-CIP Part 1 transmission line will take about 12 months, from June 1993 to June 1994. Operation of the Waiu-CIP

Part 1 transmission line is scheduled for the end of June 1994.)

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

KEALAKEKUA BAY CLUB: EXTENSION OF COMMENT PERIOD

District:
South Kona
TMK:
8-2-02:por. 2, 8-2-02:39, 8-1-10: por. 2

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:
Pao 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: Extended to February 6, 1992

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 any increases in development density.

Notice of Availability of this document was previously published in the OEQC Bulletin on December 8, 1991.

OAHU

KAPOLEI SPORTS AND RECREATION CENTER

District:
Ewa
TMK:

9-1-16: 25; 9-1-17: 4; 9-1-18: 1

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 Accounting and General Services,
P.O. Box 119
Honolulu, Hawaii 96810
Attention: Ralph Yukumoto (586-0488)
Consultant:
Mitsunaga & Associates, Inc.
747 Amana Street, Room 216
Honolulu, Hawaii 96814
Attention: Roy Iizaki (945-7882)
Deadline: February 23, 1992

The State of Hawaii Department of Accounting and General Services (DAGS) proposes to build a sports and recreation center at Kapolei in Ewa on Oahu. To this end, a feasibility study and preliminary alternate site analysis were completed in June, 1990 designating four possible sites for the facility.

The general location of the four Alternate Sites was determined by many factors including availability of land and the plans for a "Second City" in this region. Also considered were the potential of mutually acceptable long range goals of the proposed project and that of the "Kapolei Long Range Master Plan" (April 1990). All four of these Alternate Sites were located on land owned by Campbell Estate. However, an agreement was reached between Campbell and the State of Hawaii in April 1991 for land parcels which included two of the four sites to be acquired by the State of Hawaii.

The existing use of each of the four Alternative Sites is agricultural with various residential developments in progress or planned for those areas near the main roadways.

The overall socioeconomic structure of the Ewa area has evolved from one that was primarily agricultural to one that is now principally oriented toward urbanization, including housing, commercial development, and tourism. With this evolution, the demand and need for recreational facilities have become more acute.

The recreational acreage required to support community sports is directly related to the area's population. Projections of future population for West Oahu and a summary of population projections by district for the Ewa Oahu area, and the recreational acreage required to support sports activities (based on the standard requirement of 10 acres per 1,000 people), reveal a present deficiency of over 30,000 acres and, unless additional facilities are provided, this deficiency will increase significantly by year 2000.

Residents of the Ewa area are expected to use the proposed facilities on a daily basis, whereas people living in the outlying sectors of West Oahu and other areas of Oahu will utilize the sports complex only for major sports and recreational events.

EWA MARINA PHASE I PROJECT

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 (Ewa), Inc.,
820 Milliani Street, Suite 820,
Honolulu, Hawaii 96813
Attention: Nelson W.G. Lee (522-5025)
Consultant:
Wilson Okamoto & Associates, Inc.
1150 South King Street, Suite 800,
Honolulu, Hawaii 96814
Attention: Earl Matsukawa (531-5261)
Deadline: February 23, 1992

The applicant proposes to reconfigure land uses depicted on the Ewa Development Plan (DP) Land Use Map and to clarify language contained in the Ewa DP Special Provisions. The request to reconfigure land uses in the 535 acre Phase I, Increment 2 results from a modification of the marina configuration based on environmental considerations identified through on-going processing of a Department of Army permit application. The reconfiguration is also based upon refinement of the development concept.

the Ewa Marina Community. Specifically, the marina has been reconfigured to avoid important archaeological remains, minimize impact on the caprock aquifer, avoid adverse impacts on surf sites, and improve water circulation. Refinement of the development concept of the Ewa Marina community preserves its overall character, including the number of residential units (approximately 3,560 units in Phase I, Increment (2) previously assessed in the Final EIS and addenda which were accepted in 1986 by the Department of Land Utilization. The proposal would redistribute land uses depicted on the DP Land Use Map without introducing any new land uses. Principal components proposed include the marina, a marina/commercial component, a residential component and a circulation system for vehicles and pedestrians.

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

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.

'O'OMA II MASTER PLAN

District:
North Kona
TMK:
3-7-3-09:4,22

Accepting Authority:
State Land Use Commission
Applicant:
Kahala Capital Corporation

Status:
Currently being reviewed by the State Land Use Commission.

This final supplemental environmental impact statement (SEIS) has been prepared in support of a petition to the State Land Use Commission (LUC) to amend the State Land Use Boundary designation from Conservation to Urban for a 217.566-acre parcel identified as Tax Map Key (TMK) 7-3-09:4 (Parcel 4). The entire project area is 300.566 acres, the

second parcel comprising the project area, which is 83 acres in size and is identified as TMK 7-3-09:22 (Parcel 22), is within the State Urban District and is not part of the petition for a boundary amendment. However, for the purposes of the final SEIS, Parcel 22 is included in all project descriptions and analyses.

The proposed action involves the development of the 300-acre project area in a multi-use master plan that includes: a 12-acre Ocean Science Center and 800 parking stalls; a Conference Center and 100 parking stalls; a 19-acre Water Recreation Park; a golf course and clubhouse, covering 176 acres, including a driving range; a Japanese style inn of 50 rooms; a 550-room hotel covering 22 acres; 70 Golf Course House Lots, at 10,000 square feet per lot; between 130 and 230 Golf Course Condominiums; about 35,000 square feet of retail commercial space; and, a 6-acre site devoted to maintenance and a wastewater treatment plant (WWTP).

The Petitioner's proposed development at 'O'oma II is intended to provide a transition in land usage from the ocean science research and ocean-related industrial uses on the Natural Energy Laboratory of Hawaii Authority (NELHA) properties north of 'O'oma II to the more resort-related uses at Kohalaiki. The Petitioner intends to accomplish this transition by locating the proposed Ocean Science Center and Conference Center near the 'O'oma II/NELHA boundary; a shoreline park, water recreation park and golf course in the center of the 'O'oma II property; and, the proposed retail center and first class hotel near the 'O'oma II/Kohalaiki boundary.

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:
Accepted by the Maui Planning Commission on November 19, 1991

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.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further information on these projects, please call the Office of Environmental Quality Control at 586-4185.

DEFERRAL OF IMPROVEMENTS TO PAALAA-UKA-PUPUKEA ROAD AND ITS INTERSECTION WITH KAMEHAMEHA HIGHWAY
(Finding of No Significant Impact/Notice Availability)

District:
Wahiawa
TMK:
6-4-03:03 and 6-4-04:01
Accepting Authority:
Commander, U.S. Army Support Command
Contact:
Alvin Char (656-2878/1052)

Please send your comments by January 22, 1992 to the following:

Proposing Agency:
Johnathan P. Adams, Major, CE
Deputy District Engineer
U.S. Army Corps of Engineers,
Honolulu Engineer District
Building 230
Fort Shafter, Hawaii 96858-5440
Accepting Authority:
Charles R. Wilson, Colonel, EN
Director of Facilities Engineering and
Chairman, U.S. Army Support Command,
Hawaii (USASCH) Environmental
Committee,
USASCH (APZV-FEP-V)
Fort Shafter, Hawaii 96858-5000

The purpose of the proposed action is to improve roadway improvements to Paalaa-Uka-Pupukea Road (P-U-P) and the Kamehameha/P-U-P Intersection as described in the Final Environmental Impact Statement (FEIS) for Army Family Housing New Construction at Helemano Military Reservation, City and County of Honolulu, Island of Oahu, Hawaii. Due to unanticipated modifications to an on-going element of the housing construction, there were insufficient funds available to complete the entire project as originally proposed in the FEIS. It is proposed that the external roadway element of the project be deferred until new roadway construction funds can be obtained.

In the interim, the Army proposes to install traffic lights at the Kamehameha/P-U-P Intersection and place a 15 MPH speed limit sign 50 feet from the original speed limit sign on each side of the road. These actions will provide a safe intersection and access road because of potential congestion associated with the volume of vehicular movement increasing as the housing units at Helemano Military Reservation become occupied.

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 in making assessment; (Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEQC Bulletin.)
- (4) General description of the action's technical, economic, social, and environmental characteristics; (Some GENERAL guides to the content of each characteristic are listed below:

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

Technical

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

Socio-Economic

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

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

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

Environmental Characteristics

Describe, as applicable, aesthetics, 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.

PUBLIC NOTICE OF ENVIRONMENTAL ASSESSMENT SCOPING MEETING PROPOSED BIOMASS GASIFIER SCALE-UP FACILITY

Tuesday, February 4, 1992
7:00 p.m.

Kahului Public Library Meeting Room
20 School Street
Kahului, Maui

The Pacific International Center for High Technology Research (PICHTR), in conjunction with the Hawaii Natural Energy Institute (HNEI), and the Ralph M. Parsons Company (Parsons), with the Hawaiian Commercial and Sugar Company (HC&S) are proposing to construct the Biomass Gasifier Scale-Up Facility (BGSUF). The gasification plant will be located at the Paia HC&S sugar factory on the island of Maui in the State of Hawaii.

The gasification program will design, construct, and operate a biomass plant to produce medium-Btu gas. The gas will be suitable for use as a gaseous boiler fuel (Phase 1), for utilization in a gas turbine for electrical energy production (Phase 2), or for upgrading to a synthesis gas for conversion to liquid transportation fuels (Phase 3). The effort will provide scale-up and operating data from which the commercial feasibility of the biomass gasification technology employed can be assessed. Phase 1 of this effort will be jointly funded by the U.S. Department of Energy (DOE) and the State of Hawaii with contributions from Parsons and HC&S.

The demonstration facility will serve as a "centerpiece" for DOE's continuing research on biomass gasification. This gasifier demonstration project is seen as a significant step toward developing a product gas for fueling of gas-turbine combined-cycle power-conversion units for the production of electrical energy, and

lization of producing liquid transportation fuels from indigenous biomass resources to replace gasoline and diesel fuel.

The Department of Business and Economic Development and Tourism (DBEDT), as the initiating state agency, in conjunction with PICHTR, will be responsible for preparation of an Environmental Assessment (EA) and the subsequent determination of environmental impact. A single EA will be prepared to satisfy both State of Hawaii and Federal DOE/National Environmental Policy Act requirements.

The purpose of the scoping meeting is to provide an early and open process for determining the scope of issues to be addressed in the Environmental Assessment and for identifying the significant issues related to the proposed construction and operation of the biomass gasifier facility in Paia.

Meeting Agenda

1. Introduction of BGSUF Project Team Members
2. Overview of the BGSUF Project
 - a. Purpose
 - b. Process
 - c. Schedule
 - d. Environmental Review and Approval Process
3. Public Comments
4. Closing Remarks

For further information, please contact Ms. Lani Neill of PICHTR at 539-1517.

PUBLIC NOTICE
MEETING 92-01 OF THE STATE ENVIRONMENTAL COUNCIL

Wednesday, January 15, 1992 at 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

AGENDA

1. **Call to Order.**
2. **Approval of Meeting Minutes of December 4, 1991; Ratification of Amendments to Approved Meeting Minutes of November 13, 1991.**
3. **Chairperson's Report.**
4. **Report of the Legislative Committee.**
5. **Annual Report of the Environmental Council for Fiscal Year 1991**
6. **New Business: Correspondence**
7. **Adjournment**

1992 (1ST HALF) SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATION

JANUARY							FEBRUARY						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
			HOL	2	3	4							1
5	EIS	7	8	9	10	11	2	N&P	4	EIS	6	7	8
12	13	14	N&P	16	17	18	9	10	11	12	13	N&P	15
19	HOL	EIS	22	23	24	25	16	HOL	18	19	EIS	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29

MARCH							APRIL						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
1	N&P	3	4	EIS	6	7	5	EIS	7	8	9	10	11
8	9	10	11	12	13	14	12	13	14	N&P	16	HOL	18
15	N&P	17	18	19	EIS	21	19	EIS	21	22	23	24	25
22	23	24	25	HOL	27	28	26	27	28	29	30		
29	30	31											

MAY							JUNE						
SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT
					N&P	2							
3	4	EIS	6	7	8	9	7	8	9	10	HOL	12	13
10	11	12	13	14	15	16	14	15	N&P	17	18	19	20
17	N&P	19	EIS	21	22	23	21	EIS	23	24	25	26	27
24	HOL	26	27	28	29	30	28	29	30				

HOL HOLIDAY
 N&P DEADLINE FOR NEGATIVE DECLARATIONS & PREPARATION NOTICES
 EIS DEADLINE FOR DRAFT & FINAL ENVIRONMENTAL IMPACT STATEMENTS

NOTE: ALL DOCUMENTS SUBMITTED FOR PUBLICATION IN THE OEQC BULLETIN MUST BE RECEIVED AND DATED BY OEQC BY 4:30 P.M. OF THE DEADLINE DATE

INITIAL PUBLICATION DATE

30-DAY COMMENT PERIOD END DATE

45-DAY COMMENT PERIOD END DATE

JANUARY 8, 1992
 JANUARY 23, 1992
 FEBRUARY 8, 1992
 FEBRUARY 23, 1992
 MARCH 8, 1992
 MARCH 23, 1992
 APRIL 8, 1992
 APRIL 23, 1992
 MAY 8, 1992
 MAY 23, 1992
 JUNE 8, 1992
 JUNE 23, 1992

FEBRUARY 7, 1992
 FEBRUARY 22, 1992
 MARCH 9, 1992
 MARCH 24, 1992
 APRIL 7, 1992
 APRIL 22, 1992
 MAY 8, 1992
 MAY 23, 1992
 JUNE 7, 1992
 JUNE 22, 1992
 JULY 8, 1992
 JULY 23, 1992

FEBRUARY 22, 1992
 MARCH 8, 1992
 MARCH 24, 1992
 APRIL 8, 1992
 APRIL 22, 1992
 MAY 7, 1992
 MAY 23, 1992
 JUNE 7, 1992
 JUNE 22, 1992
 JULY 7, 1992
 JULY 23, 1992
 AUGUST 7, 1992

PUBLIC NOTICE

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

Date: Jan. 8, 1992 Number: 92-001

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 5 of Ld. Ct. App. 1822 as Shown on Map 2 (Puapuaa 2nd, N. Kona, Hawaii)</u>	Wes Thomas & Assoc., Inc. for David Del Dotto	7-5-35:19	12/9/91
2) <u>Lot 84-A, Pupukeya-Paumalu Beach Lots (Koolauloa, Oahu)</u>	Walter P. Thompson, Inc. for Ralph Yee	5-9-2:12	12/16/91
3) <u>Lot 109, Ld. Ct. App. 1095 (Kahuku, Koolauloa, Oahu)</u>	Walter P. Thompson, Inc. for Susan Niimi	5-7-3:50	12/16/91
4) <u>Lot 54 of Ld. Ct. App. 1319 as Shown on Map 8; and Lot 6 of Kona Bay Est. (F.P. 1813) Being a Por. of RP 7456, L.C. Aw. 8559-B, Ap. 11 to W.C. Lunaliilo (Lanihau Nui & Lanihau Iki, N. Kona, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Burnette Hazen, Trustee	7-5-5:22	12/17/91
5) <u>Lot 17-B, Ld. Ct. App. 1867 (Kawela, Molokai)</u>	Charles M. Busby for Mike & Elle Boughton	5-4-17:15	12/17/91
6) <u>Por. of RP Grant 3343 to C. Sprec-kels (Kaunoa, Wailuku, Maui)</u>	Valera, Inc. for Sugar Cove Condo Assoc. of Owners	3-8-2:3	12/1791

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

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

PUBLIC NOTICE

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

Date: Jan. 8, 1992 Number: 92-001

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
Page 2 (continued)			
7) <u>Lot 66, Ld. Ct. App. 1744 at Hanakoo (Lahaina, Kaanapali, Maui)</u>	Tanaka Engineering, Inc. for Km Hawaii, Inc.	4-4-6:31	12/19/91
8) <u>Parcel 12 of TMK 4-9-4 (Aliomanu, Kauai)</u>	Masao Fujishige for Anthony L. Shepard	4-9-4:12	12/17/91
9) <u>Por. RP 7985, L.C. Aw. 8308, Ap. 2 to Kekaha Makaua-Kai (Koolauloa, Oahu)</u>	Towill, Shigeoka and Associates for Cozette Cummings	5-1-3:2	12/17/91
10) <u>Lot 14 of Ld. Ct. Cons. 171 (Map 1) (Heeia, Koolau-poko, Oahu)</u>	Cummins & Cummins for McCormack Properties, Inc.	4-6-7:108	12/23/91
11) <u>Lot 1-C, Perry Family Lots (Wailupe, Oahu)</u>	A Surveyor for Kansai Gaidai School	3-6-2:6	12/17/91
12) <u>Lot 15, Ld. Ct. App. 1059 (Kaala-wai, Honolulu, Oahu)</u>	Towill, Shigeoka and Associates, Inc. for Dr. Frederick Fong	3-1-41:4	12/28/91

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

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

PUBLIC NOTICE

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

Date: Jan. 8, 1992 Number: 92-001

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

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) Parcel A-1, 61- 225 Kamehameha Hwy. (Kawailoa, Waialua, Oahu)	Cummins & Cummins for Roy W. Wasser	6-1-3:51	12/24/91(C)
2) Lot E-2 Being Por. of RP 2237, L.C. Aw. 8518-C to James Young Kanehoa (Ouli, S. Kohala, Hawaii)	Wes Thomas & Assoc. Inc. for Berenice R. Spalding	6-2-2:por. 5	12/10/91(R)

.....
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