



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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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

PIIHONUA CAMP COMMUNITY RENOVATION/CONVERSION HOUSING PROJECT

District:
South Hilo
TMK:
2-6-09:Por. of 5

Agency:
Office of Housing & Community
Development, County of Hawaii
Contact:
Brian T. Nishimura (961-8379)

The Office of Housing and Community Development (OHCD), County of Hawaii and the Piihonua Camp Corporation (PCC), a Hawaii Non-Profit Corporation are seeking to implement a housing renovation/lease conversion project on lands in Piihonua, South Hilo, Hawaii.

The project site is a portion of an existing plantation camp originally developed on state lands under lease to Mauna Kea Sugar Company, a subsidiary of C. Brewer. The site was subsequently subleased to residents of the Piihonua Camp when Mauna Kea Sugar terminated its sugar operations in this area. There are a total of 38 homes and a community center involved in the project.

The County of Hawaii, through the OHCD, is proposing to acquire the land from the State of Hawaii, renovate the existing homes up to the U.S. Department of Housing and Urban Development's (HUD) Section 8 housing quality standards, and to subdivide the leasehold property into individual lots for sale to existing sublessees. The residential renovation

and subdivision will be undertaken by the PCC through a joint venture agreement with the County. The house and lot packages will then be sold to the Piihonua Camp lessees.

HAAHEO ELEMENTARY SCHOOL PARKING AND BUS LOADING AREA

District:
South Hilo
TMK:
Not Available
Agency:
Department of Accounting and General
Services
Contact:
Earl Bethke (586-0484)

Haaheo Elementary School currently does not have a parking lot to adequately accommodate its staff and patrons. Bus loading and unloading is hazardous because students are directly exposed to traffic. This project is to design and construct an expansion of the parking lot and bus loading area for Haaheo Elementary School. The total cost of this project is \$105,000.

MAINTENANCE DREDGING AT OVERSEAS TERMINAL, KAWAIHAE, HAWAII

District:
North Kohala
TMK:
6-1-03
Agency:
Department of Transportation
Contact:
August Perry (587-1878)

The State Department of Transportation, Harbors Division proposes to do maintenance dredging along the Overseas Terminal Pier at Kawaihae Harbor. Approximately 4,000 cubic yards of accumulated sand and silt will be removed to restore the berthing area to its original design depth. This dredging will allow sugar ships to depart from Kawaihae with full loads. The work will be scheduled so as not to conflict with scheduled shipping activities at the harbor.

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

PAPILLON HAWAIIAN HELICOPTERS LANDING SITE

District:
North Kohala
TMK:
(3) 5-2-01:portion of 6
Agency:
Hawaii County Planning Department
Contact:
Daryn Aral (961-8288)
Applicant:
Papillon Hawaiian Helicopters
Contact:
Paul Tomlinson (329-0551)

Papillon Hawaiian Helicopters intends to establish a helicopter landing and picnic site on 2,500 square feet of land. The land is located at Akoakoa Point, Makapala-Makanikahio 1st, North Kohala, Hawaii.

The site would be used a maximum of two times per week for a one-hour picnic stop for helicopter tours originating from the Waikoloa heliport. The picnic stop would be used for special tours and would not be associated with a particular tour route. No land alteration or improvements are proposed.

MAUI

PAUKUKALO COMMUNITY CENTER

District:
Wailuku
TMK:
3-3-05:87
Agency:
Department of Hawaiian Home Lands
Contact:
Richard Fujita (586-3819)

Technical: This project is to construct a new community center building of approximately 3600 gross floor area, paved parking, fire protection, and landscaping. The proposed building consists of an assembly area, small kitchen, office, storage and restrooms.

Economic: The estimated cost of the project is \$436,000.00. Since the project will be constructed within the existing site, no land will be removed from the tax base.

Social: The project will provide the growing community with a much-needed facility to hold meetings and various functions. The existing facility is simply

too small to accommodate the activities involving the whole community.

Environmental: The project will not create any major environmental impact.

**KIHEI ELEMENTARY SCHOOL -
CLASSROOM BUILDING "F" AND
LOKELANI INTERMEDIATE SCHOOL -
CLASSROOM BUILDING "G"**

District:

Wailuku

TMK:

(2)-2-2-002:043

Agency:

Department of Accounting and General Services

Contact:

Eric Nishimoto (586-0468)

Kihei Elementary School Proposed 8-Classroom Building "F"

The new 8-classroom building will be constructed out of concrete columns, beams and masonry units for load bearing walls and supports, concrete joists for the roof framing and a built-up roofing system on a flat concrete roof. The exterior walls will be concrete masonry units and concrete walls sprayed with a stucco finish. The roof edge will have a concrete fascia which will match the existing buildings. The paint scheme will also match the existing campus. The configuration of a new classroom building parallels the existing classroom building "E". The dimensions of the building footprint are approximately 179' x 40' with its top of the plate height of 21'-6". The positioning of the classroom building was situated to maximize the open playing area to the south and at the same time minimizing the noise from building "E" to the north. Thus, the new classroom building will be situated 40' from the existing building "E".

The scope of this project will also include a new parking area located on the east side of the campus and a fire access road positioned along the classroom building "F". The location of the parking area and fire access road was positioned to minimize the disturbance to the campus while maximizing the accessibility to the buildings.

To minimize the impact of the new construction, landscaping will be designed to soften the appearance of the classroom building and parking area. Trees, hedges

and groundcover will be chosen and located to assure that this goal is achieved.

Lokelani Intermediate School proposed 8-classroom building "G"

The new 8-classroom building will be constructed out of concrete columns, beams and masonry units for load bearing walls and supports, wood trusses for the roof framing, and pre-finished metal roofing with terra-cotta color tone to match the existing building. The exterior walls will be exposed concrete and masonry units painted to match the existing permanent buildings on campus. The configuration of new classroom building parallels the existing classroom building "I". The dimensions of the building footprint are approximately 160' x 43' with its top of the plate height of 22'-9", and a 4 to 12 roof slope which reaches a height of approximately 31' from grade at center. The positioning of the classroom building was situated to allow for a future building to the southwest (Kihei Road direction) and at the same time minimizing the noise from the existing building "I" to the east (Piilani Highway direction). Thus, the new classroom building will be situated 30' from the existing building "I".

The scope of this project will include a new parking area with 4 parking stalls located to the south of the classroom building "G". Included also in this project will be the positioning of a fire truck turn around situated on the center of the campus which will meet the County of Maui Fire Department requirements.

In addition to the classroom building, an electrical building will be constructed out of concrete masonry units for load bearing walls, wood trusses for the roof framing, and pre-finished metal roofing with terra-cotta color tone to match the existing buildings. The exterior walls will be painted to match the existing permanent buildings on campus. The dimensions of the electrical building are 26' x 18' with its top of the plate height of 8'-8", and a 4 to 12 roof slope which reaches a height of approximately 13' from grade at center. This electrical building will be located towards the northwest corner of the campus.

To minimize the impact of the new construction, landscaping will be designed to soften the appearance of the classroom building and parking area. Trees, hedges and groundcover will be chosen and

located to assure that this goal is achieved.

OAHU

**MANOA INNOVATION CENTER
SUBDIVISION**

District:

Honolulu

TMK:

2-9-26:03, 37, & 38

Agency:

Department of Accounting and General Services, Division of Public Works

Contact:

Ralph Yukumoto (548-7192)

The Manoa Innovation Center is being constructed under a Joint Development Agreement. One parcel (TMK No: 2-9-26:03) was obtained by eminent domain. Due to a lack of funds, a Settlement Agreement between the University of Hawaii and the previous owner was made to provide a buildable residential subdivided parcel.

The Manoa Innovation Center Subdivision involves consolidation and resubdivision of parcels under TMK No. 2-9-26:03, 37, & 38 into three (3) lots. Lot 1 is to be dedicated to the City and County of Honolulu for maintenance of the Manoa Stream Bridge, Lot 2 is to be turned over to the previous land owner under the previously mentioned conditions, and Lot 3 is the Manoa Innovation Center building and parking areas.

The cost of the single family dwelling and other related improvements will be borne by the land owner. The project site is currently zoned R-7.5 and is surrounded by Manoa Stream on the west, existing residences on the north and east and Woodlawn Drive on the south. Manoa Shopping Center is located on the opposite side of Manoa Stream.

No major adverse environmental impact is anticipated. The project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.
2. Some dust, noise and silting during construction.

The temporary dust, noise and silting will be controlled by application of appropriate pollution control measures.

The project site is generally free of tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

MCCULLY/WAIKIKI 30-INCH WATER MAIN

District:
Honolulu
TMK:
2-6, 2-7, 2-8, and 2-7-36: 05
Agency:
Board of Water Supply, City and County of Honolulu
Contact:
Bert Kuloka (527-5235)

The City and County of Honolulu Board of Water Supply is proposing to install a 30-inch water main from the intersection at Young Street and McCully Street to the intersection at Kuhio Avenue and Kalakaua Avenue. Total length of piping will be approximately 5,700 linear feet. The purpose of installing the main is twofold: 1) to replace a deteriorating existing 16-inch main that currently serves Waikiki and 2) to implement the initial system improvement action towards increasing the overall service capacity to Waikiki. The 16-inch main being replaced is old and currently experiences frequent breaks. With the installation of the 30-inch main, the public will benefit from the increased water service capacity and reliability.

Most of the proposed routing will be within existing street rights-of-way. The water main route will follow McCully Street from Young Street to King Street, King Street from McCully Street to Wilili Street; Wilili Street from King Street to Kapiolani Boulevard; Kapiolani Boulevard from Wilili Street to McCully Street; McCully Street from Kapiolani Boulevard to the Ala Wai Bridge; across Ala Wai Canal adjacent to the bridge to Ala Wai Boulevard; Ala Wai Boulevard back to McCully Street; McCully Street from Ala Wai Boulevard to Kalakaua Avenue; and Kalakaua Avenue from McCully Street to Kuhio Avenue. The project will be designed and installed in accordance with the City and County of

Honolulu Board of Water Supply water system standards.

CHILD AND FAMILY SERVICE - SHELTER FOR ABUSED SPOUSES AND CHILDREN IN EWA

District:
Ewa
TMK:
Not available
Agency:
City and County of Honolulu, Department of Housing and Community Development
Contact:
Eileen Mark (527-5095)

The Department of Housing and Community Development (DHCD) proposes to provide Community Development Block Grant (CDBG) funds to Child and Family Service (CFS) in order to rehabilitate a 5-bedroom home which was moved from Kahala to Ewa. Rehabilitation work shall include major roof repairs, physically handicapped accessibility modifications, basic interior and exterior renovation work and installation of a septic system. The estimated cost will be \$120,000. The house will be operated by CFS as an emergency shelter for abused spouses and children.

MIDDLE STREET BUS UNIT REPAIR FACILITY

District:
Honolulu
TMK:
1-2-16, parcel 7
Agency:
City and County of Honolulu, Department of Transportation Services
Contact:
Pierson Koike (523-4714)

The City and County of Honolulu, Department of Transportation Services is proposing the development of a Bus Unit Repair Facility to improve the maintenance capabilities and capacity of the Honolulu Bus System by providing repair services that concentrate on the overhaul of engines and transmissions and other bus components. It will also house the central store functions for the entire fleet.

The project site is approximately 4-acres in size, and adjoins the recently constructed Kalihi-Palama Bus Facility. Previously, the uses on the site included the Hawaii Meat Company and Consumer Tire and Auto Center. Both uses have found suitable relocation sites.

Land acquisition and design cost of the project is estimated at \$10.7 million. Funding will be by the City and County of Honolulu. Estimated construction cost is \$25.5 million of which the U.S. Department of Transportation, Urban Mass Transportation Administration (UMTA) will fund 80 percent of these costs, with the remaining 20 percent to be funded by the City and County of Honolulu.

The proposed development will serve to meet a critical need for an improved bus maintenance program. The impacts associated with the development are not significant.

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

WAIKUKI-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, 9-5, 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 Waiau-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 Waiau 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 Waiau Power Plant. The western portion is called the Waiau-CIP Transmission Line Part 1.

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

KAILUA GATEWAY DEVELOPMENT PLAN LAND USE AMENDMENT

District:
Koolauapoko
TMK:
4-2-3: 17 (por) and 29 (por); 4-2-01: 1 (por)
and 55 (por)

Please send your comments to OEQC and the following:

Accepting Authority:
Department of General Planning, City and
County of Honolulu,
650 South King Street, 8th Floor
Honolulu, Hawaii 96813
Attention: Melvin Murakami (527-6020)

Applicant:
Kaneohe Ranch,
1199 Aulua Road,
Kailua, Hawaii 96734
Attention: Randy Moore (247-2184)
Consultant:
Helber, Hastert & Fee,
733 Bishop Street, Suite 2590,
Honolulu, Hawaii 96813
Attention: Gail Uyetake (545-2055)
Deadline: February 23, 1992

A notice for the Kailua Gateway project appeared in the November 8, 1991, OEQC Bulletin. Subsequently, the applicant has filed an amended Application for Development Plan Amendment with the Department of General Planning for the project, as there have been changes in the area of application and development program. The following is an amended project summary.

Kaneohe Ranch proposes to develop a lifecare retirement community, elderly affordable housing, expansion of an existing commercial area, and a community center on 33 acres of land in Kailua, Koolauapoko District, Oahu (TMK #4-2-1; por. 1 and por. 55; 4-2-3: por. 17 and por. 29). The development program includes 333 independent living retirement units, 20 personal care units, a 60-bed skilled nursing center, 50-80 elderly affordable housing units, a community center, and expansion of the commercial area designation along Kailua Road.

The applicant is requesting the Department of General Planning to consider an amendment to the Koolauapoko Development Plan to change the DP designation of 32 acres of land from the Preservation designation to Medium-

Density Apartment (MDA) and 1 acre from the Preservation designation to the Commercial designation. This reflects an increase in the area of application of 12 acres from the original request of 21 acres (20 acres to MDA and 1 acre to Commercial). This increase in areas was caused, in part, by an effort to create an adequate buffer between the development and the wetlands and by an attempt to keep the development low-rise and dispersed in character. The remaining 64 acres of the total project area will remain in the Preservation district.

This is part of an entire project area of 97 acres in the vicinity of the intersection of Kailua Road and Hamakua Drive. The project area is bounded by Kailua road, Kawaiuli Stream, Enchanted Lakes subdivision, and the Puu O Ehu Ridge. Hamakua Drive bisects the property into an 89-acre mauka portion of an 8-acre makai portion. Of the area proposed for development, 30 acres are in the mauka portion and 3 acres on the makai portion. The project area also includes 27 acres of wetlands (which are intended to be protected, enhanced and dedicated to the State under separate actions). These wetlands are not included in the DP amendment area.

The revised development program reflects a more specific unit count based on recently completed preliminary design studies for the site. Whereas the November 8 notice indicated 300-400 independent living units, current plans now call for 333. There have been no changes to the unit and bed counts for the affordable elderly housing, personal care units and skilled nursing facility.

All comments previously received for the initial proposal will be addressed by the applicant.

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:

Hasako (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: The deadline for public comment has been extended to March 8, 1992 due to a revision in the proposed project description. On January 8, 1992 all recipients of the Draft Supplemental EIS were sent a letter describing the revision.

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 a refinement of the development concept for 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 Kohanaiki. 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/Kohanaiki 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 Kealla Forest Reserve which is to serve as a source of water supply.

Other project alternatives considered included the "no project" option, drilling a new well on Akulikuli Ridge, enlarging existing water tunnels, and the construction of a surface impoundment.

The proposed project will help alleviate existing water shortages in the Kapaa-Wailua area by increasing the overall supply approximately 16%. Adverse environmental impacts include a slight degradation of aquatic habitats and surface water quality, especially during construction. In addition, the project will also include the diversion of water now being used by Lihue Plantation Company to irrigate 1000 acres of sugar cane. These impacts will be mitigated by 1) the use of cement rubble masonry for the intake and pipeline pedestal construction; 2) replanting of exposed riparian areas with indigenous vegetation; 3) the restriction of land vehicles past the mauka end of Kahuna Road; 4) the use of silt fences and fabric material to reduce potential sedimentation; and 5) the scheduling of excavation work during the drier months of May through September. The project is consistent with the Kauai County General Plan and the Hawaii State Plan.

MAUI

(SITE SELECTION) REPORT AND FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED UPCOUNTRY MAUI HIGH SCHOOL

District:
Makawao

Upcountry Maui High School Site Selection Report
PAGES

TMK:

2-3-09:por. 7, 2-3-07:por. 1, 2-3-07:por. 8, 2-3-09:por.13, 2-4-01:por. 3

Accepting Authority:

Governor, State of Hawaii

Proposing Agency:

Department of Accounting and General Services

Status:

Currently being reviewed by the Office of Environmental Quality Control

The Department of Accounting and General Services is proposing to construct a new high school with a design enrollment of 1,740 students in the Upcountry area on Maui. The school service area will also be modified as well as the feeder system from intermediate schools. Students who live in the region are currently bused to Maui High School in Kahului and represent approximately 75% of that school's enrollment. The project will ease overcrowding at Maui and Baldwin High Schools, both of which are experiencing major growth due to an increasing student population within their own immediate service areas. The estimated cost of the proposed project is \$46,381,000.

Based on criteria established by the Department of Education, five sites were identified and evaluated in the Site Selection Report: Site 1 is located along Haleakala Highway immediately makai of the Pukalani residential area; Site 2 is located near the junction of Haleakala Highway and Lower Kula Road; Site 3 is on the mauka side of Makawao Avenue between Pukalani and Makawao subdivisions; Site 4 lies on the makai side of Makawao Avenue along Apana Road; and Site 5 is located a short distance from the Maui Veterans Cemetery down Baldwin Avenue. All of the sites are situated on cultivated pineapple lands.

The proposed high school will be comprised of approximately 70 classrooms as well as athletic, dining room, administrative, and library facilities. It will occupy about 35 acres.

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.

KAUAI

VERY LONG BASELINE INTERFEROMETRY RADIO TELESCOPE (Finding of No Significant Impact/Notice of Availability)

District:

Waimea

TMK:

4-1-4-01: 13

Accepting Authority:

Commander, Pacific Division, Naval
Facilities Engineering Command

Contact:

Mel Kaku (471-9338)

Pursuant to Council on Environmental Quality Regulations (40 CFR Parts 1500-1508) implementing procedural provisions of the National Environmental Policy Act, the Department of the Navy gives notice that an Environmental Assessment (EA) has been prepared and an Environmental Impact Statement is not being prepared for the installation and operation of a Very Long Baseline Interferometry (VLBI) Radio Telescope on a one-acre site at Kokee Geophysical Observatory (KGO), Kauai, Hawaii.

The proposed action involves the construction of a radio telescope with a parabolic reflector dish about 60 feet in diameter. The entire antenna assembly will extend to a height of 80 feet above ground level. The VLBI radio telescope will rest on a 1,960 square foot reinforced concrete pad. An 800 square foot building would also be constructed to house computer equipment needed to operate the telescope. The VLBI radio telescope would receive radio wave information, but would not transmit any electromagnetic energy.

The Navy VLBI program involves the use of radio telescopes to collect accurate data on astronomical phenomena to provide earth orientation information for use in precise navigation. This information is essential in ensuring the accuracy of celestial navigation and navigation by satellites, military and civilian ships and aircraft. The Navy VLBI network consists of radio telescopes at three sites in Alaska,

Florida and West Virginia. In order to more accurately establish earth orientation information, an expansion of the Navy VLBI network is needed by establishing a new, permanent data collection source in the central Pacific Area.

The proposed one-acre site at KGO is relatively level and supports a maintained lawn and an asphalt parking area. The proposed action will not impact federally protected endangered species or wetlands. Appropriate soil erosion control measures, such as fabric silt fencing and staked haybales, will be used to minimize soil erosion. Archaeological, cultural and historic resources listed, or determined eligible for listing, on the National Register of Historic Places will not be impacted by the proposed action and the Navy has determined that the proposed action will have no effect on the State of Hawaii coastal zone.

When fully extended, the proposed 80 foot VLBI assembly will be 50 feet taller than the tallest existing parabolic reflector at KGO, and will protrude above the tree line. State Highway 550, the access road to Kokee State Park and KGO, is winding and is flanked by dense stands of trees, especially at higher elevations near the KGO entrance. Visibility is often restricted by vegetation and extreme changes in topography. As a result, the proposed VLBI antenna will only be visible from State Highway 550 during a 100-yard segment between the fourteen and fifteen mile markers. To mitigate this visual intrusion, trees will be planted along this segment of road to screen the proposed facility from Highway 550.

Based on information gathered during the preparation of the EA, the Navy finds that the construction and operation of a Very Long Baseline Interferometry Radio Telescope at Kokee Geophysical Observatory, Kauai, Hawaii, will not significantly impact the environment.

The EA is on file and may be reviewed by interested parties at the place of origin: Commander, Pacific Division, Naval Facilities Engineering Command, Pearl Harbor, HI, 96860 (Attn: Mr. Mel Kaku, Code 23), telephone (808) 471-9338. A limited number of copies of the EA are available to fill single copy requests.

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(b)] 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

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

Date: January 23, 1992 Number: 92-002

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>Lot 3, AunaLani Lots Subd., Por. of RP 3343 to Claus Spreckels (Spreckelsville, Wailuku, Maui)</u>	Valera, Inc. for Peter and Deborah Martin & James and Jeanne Riley	3-8-2:94	1/3/92(C)
2) <u>Lot 8 of Wailea Beach Lots (Re- gistered Map No. 2826) being Por of Grant 11043 to R. T. Treadwell (Lalamilo, S. Kohala, HI)</u>	Wes Thomas & ASSoc. for Elizabeth T. & Joe D. Wray	6-6-2:6	1/8/92(C)
3) <u>Kaanapali Beach Hotel, Lot 3, Ld. Ct. App. 1744 (Hanakaoo, Kaana- pali, Lahaina, Maui)</u>	Valera, Inc. for Kaanapali Beach Hotel	4-4-8:3	1/9/92(C)
4) <u>Lots 2-A & 3-A, Punaluu Beach Lots, Property of Kekaulike Kawa- nanakoa, 53-193 Kam Hwy. (Punaluu, Koolauloa, Oahu)</u>	Austin, Tsutsumi & Associates, Inc. for Abigail K. K. Kawanakoa	5-3-1:3	1/13/92(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

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<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE RECEIVED</u>
1) <u>Lot A, Makena</u> <u>Beach Lots being</u> <u>a Por of R. P.</u> <u>8534, L.C. Aw.</u> <u>11216, Ap. 21</u> <u>to M. Kekauonohi</u> (Palauea, Honu- aula, Makawao, Maui)	Tanaka Engineering, Inc. for Kihara Dev (Hawaii) Inc.	2-1-11:3	12/18/90
2) <u>Por of Lot 77-D,</u> <u>Lehia Park Res</u> <u>Lots (Waiakea,</u> <u>S. Hilo, Hawaii)</u>	Louis & Helena Deetman for Louis & Helena Deetman	2-1-17:71	1/3/92
3) <u>Ld. Ct. Appl.</u> <u>1069, Subdiv.</u> <u>of Lot 4019-A</u> <u>as Shown on</u> <u>Map 463 into Lots</u> <u>4019-A-1 and</u> <u>4019-A-2 (Honou-</u> <u>liuli, Ewa, Oahu)</u>	Walter P. Thompson, Inc. for Trustees for the Est. of James Campbell	9-1-57:27	1/22/92
4) <u>Lot 426, Ld. Ct.</u> <u>App. 1069 (Honou-</u> <u>liuli, Ewa, Oahu</u>	Walter P. Thompson, Inc. for Est. of James Campbell	9-1-14:2 (por)	1/22/92

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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.

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