

OEQC Bulletin



JOHN WAIHEE
Governor

BRUCE S. ANDERSON, Ph.D.
Interim Director

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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 *OEQC Bulletin* are the eighth and twenty-third of each month. Environmental Assessments should be submitted to the appropriate agency directly. For environmental assessments (EA) for which a Negative Declaration is anticipated, agencies should submit four copies of the Draft EA with a letter stating that a Negative Declaration is anticipated and that notice of the Draft EA should be published in the *OEQC Bulletin*. (When an agency initially determines that an EIS will be required for a project, an EIS Preparation Notice determination is made. No Draft EA is required since those projects undergo two comment periods throughout the EIS process.) After the Draft EA comment period ends, the agency will submit to OEQC, four copies of the document and a determination of a Negative Declaration or an EIS Preparation Notice for publication in the *OEQC Bulletin*. Applicants should deliver an appropriate number of Draft and Final Environmental Impact Statements (EIS) to the accepting authority before submitting copies to OEQC for publication. 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. The deadline for all submittals is eight working days prior to the publication date. To ensure proper processing of documents, please attach the *OEQC Bulletin Publication Form* (Revised July, 1992) with all submittals. This form can be obtained by calling OEQC at 586-4185.

Please contact the approving or proposing agency to request copies of any Draft EAs, Negative Declarations, EISPNs or EISs. Any questions related to the content of these documents should be directed to the listed agency contact person.

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DRAFT ENVIRONMENTAL ASSESSMENTS

A negative declaration determination is anticipated for the following actions. Act 241, SLH 1992, was approved by the Governor on June 17, 1992, and became effective on that same date. The Act requires draft environmental assessments, for projects for which a negative declaration is anticipated, to undergo a 30-day comment period before a final determination is made. The comment period begins when the notice of availability of the draft EA is published in the *OEQC Bulletin* and ends 30 calendar days later. For agency actions, the proposing agency shall respond to all comments postmarked within the 30-day period. For applicant actions, the applicant shall respond to all comments postmarked within the 30-day period. See the deadlines below for comment period end dates.

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

HAWAII

BLUE CHIP CORPORATION AFTER-FACT SEAWALL EASEMENT AND IMPROVEMENTS

District: North Kona
TMK: 7-8-12: Shoreline Abutting Parcels 40, 41 and 51
Agency:
Department of Land and Natural Resources
Division of Land Management
P. O. Box 936
Hilo, Hawaii 96721-0936
Attention: Glenn Taguchi (933-4245)
Applicant:
Blue Chip Corporation
1188 Bishop Street, Suite 903
Honolulu, Hawaii 96813
Attention: Carl Willis (531-6861)
Consultant:
Project Planners Hawaii
75-127 Lunapule Road, Suite 14
Kailua-Kona, Hawaii 96740
Attention: Gregg Kashiwa (326-7204)
Deadline: September 22, 1994

The purpose of the environmental assessment is to address two (2) issues relative to Blue Chip Corporation's (BCC) properties.

The first issue is the unauthorized application of gunnite to the seaward face of existing CRM seawalls. The second issue is the resolution of three (3) encroachments of the existing seawalls onto State properties.

To address the issues, BBC proposes to stain the gunnite using Schofield Lithochrome Chemical Stain to a coloration closely

resembling the original shoreline. To resolve the encroachment problem, BBC has applied to purchase an easement over the affected areas.

HILO INTERNATIONAL AIRPORT FOREIGN TRADE ZONE NUMBER 9

District: South Hilo
TMK: 2-1-12:09 por
Agency:
County of Hawaii, Department of Research and Development
25 Aupuni Street, Suite 219
Hilo, Hawaii 96720
Attention: Howard Nakamura (961-8496)
Consultant:
PBR Hawaii
101 Aupuni Street, Suite 310
Hilo, Hawaii 96720
Attention: James Leonard (961-3333)
Deadline: September 22, 1994

The proposed Foreign Trade Zone (FTZ) site is situated in the city of Hilo, County of Hawaii. The approximately five acre State owned parcel is part of the Old Hilo Airport (General Lyman Field Complex). It is adjacent to and bounded by the current Hilo International Airport facility.

As proposed, the County of Hawaii will lease approximately three acres of the proposed site to initially develop a 20,000 square foot storage and distribution warehouse facility for use by the general public. Other improvements would include a parking lot area for FTZ employees and visitors, and construction of a security fence on the perimeter of the site. As demand for use of the initial facility increases, additional warehouse structures and parking areas would be built on the remainder of the site adjacent to the first increment.

KAHUKU COMMUNITY PARK

District: Kau
TMK: 9-2-94:36
Agency:
County of Hawaii, Department of Parks and Recreation
25 Aupuni Street
Hilo, Hawaii 96720
Attention: Glen Miyao (961-8311)
Consultant:
Ron Terry (982-5831)
HCR 9575
Keeau, Hawaii 96749
Deadline: October 8, 1994

The proposed Kahuku Community Park is located on a 4.0 acre parcel on Hawaiian Ocean View Estates in the Kau District. Its purpose is to provide a County Park for the use of residents of Hawaiian Ocean View Estates and other Hawaii County citizens and visitors. The site has already been graded. The principal planned facilities are fields and courts for active sports. The park will be built in phases as funding is available.

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The following facilities are planned for phased construction:

- Multi-purpose Ball Field
- Basketball Court
- Tennis Court
- Pavilion with Picnic and Restroom Facilities

The exact nature and location of at least some of the facilities is subject to modification as determined by the community in consultation with the County of Hawaii Department of Parks and Recreation. The project is being developed jointly by the County of Hawaii and the Hawaiian Ocean View Estates Community Association (HOVECA). It is expected that a formal Development Agreement will be implemented between the parties to specify each party's responsibilities.

The parcel is zoned Agriculture (A-1a) by the County and is located in the State Land Use Agricultural District. County zoning and State Land Use designations are identical in the surrounding area. The use of the parcel as a County park is consistent with County zoning. The County of Hawaii Planning Department may determine that the project requires a Special Permit because of its location in the State Land Use Agricultural District. The need for a Special Permit will be determined during further consultation with this agency.

No negative impacts to the physical or social environment are foreseen as a result of the proposed project, which would provide the first County Park for this growing area of the county.

KNOWLTON OLAA SUMMER LOTS DIRECT SALE OF EASEMENT

District: Puna
TMK: 1-9-03:Paper Road
Agency:
Department of Land and Natural Resources
Division of Land Management
P. O. Box 936
Hilo, Hawaii 96720
Attention: Glenn Taguchi (933-4245)
Applicant:
Douglas and Patricia Knowlton (261-4386)
1179 Lunahana Place
Kailua, Hawaii 96724
Deadline: September 22, 1994

The applicants are applying to purchase an easement for access and utility purposes over a designated, but undeveloped roadway at Olaa Summer Lots, Puna, Hawaii. The easement will provide access to their property.

PIIHONUA PRODUCTION WELL

District: South Hilo
TMK: 2-5-9:3
Agency:
County of Hawaii, Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720
Attention: William Atkins (969-1421)
Deadline: September 22, 1994

The project scope consists of installing one 2100 G.P.M. (gallons per minute) production well pump, provisions for future installation of two 450 G.P.M. booster pumps to provide water to the higher situated reservoirs located at the 1051 foot, 1213 foot, and 1286 foot elevations and appurtenant electrical equipment located within the Piihonua Reservoir Site No. 1. The site, situated at the 975 foot elevation, is under the jurisdiction of the County of Hawaii, Department of Water Supply, Executive Order No. 224 and is located approximately 0.25 miles southwest from the intersection of Waianuenue Avenue and the access road to the project site.

The purpose of this project is to replace the existing surface sources in the area. The surface sources are susceptible to dry weather conditions, turbidity, surface contamination, and lava from the Mauna Loa volcano. This well will provide a more dependable source of water. Furthermore, compliance with the safe drinking water act will be more economical than if a water treatment facility is constructed.

The development of the Piihonua Well No. 3 will be done by the Hawaii County Department of Water Supply. Two deepwell pumps, provisions for booster pumps, and necessary mechanical and electrical equipment to operate the pumps will be installed by the department. Landscaping and site work which includes the improvement of the existing paved access road and well site perimeter fence will also be done.

Funding for the proposed project will be by Department of Water Supply and Housing and Urban Development - Community development block grant funds.

The estimated cost of the project is \$800,000.

KAUAI

KAMALANI PLAYGROUND, LYDGATE PARK

District: Kawaihau
TMK: 3-9-06:1
Agency:
County of Kauai, Division of Parks and Recreation
4193 Hardy Street
Lihue, Hawaii 96766
Attention: Carl Emura (241-6668)
Deadline: October 8, 1994

The Division of Parks and Recreation is proposing to locate a playground facility within Lydgate Park. The playground will encompass approximately 16,000 square feet. It will include play areas for two age groups, children 5 years and below and those over 5 years. There are over 60 play stations for the children to interact with. Some of the stations include: swings, slides, platforms, ladders, tactile games, etc. Bark surface material will be provided in portions of the playground making the park accessible to disabled children. A six foot walkway will provide handicap access from the parking lot to the playground as well as to the existing large and small pavilions. The walkway does not exceed a 3 1/2% slope. The playground will be centered in the flat area between the large pavilion, the County sewage treatment plant

the Kauai Resort Cabanas. The playground will complement and enhance existing recreational areas within the park.

Funding for the improvements are jointly being provided for by the County of Kauai and private donations. The playground will be built by community volunteers.

It is anticipated that the playground will not significantly impact the environment. Therefore, a Negative Declaration is anticipated for this project.

KAUAI COMMUNITY CORRECTIONAL CENTER SEWAGE PUMP STATION AND FORCEMAIN PROJECT

District: Lihue
TMK: 3-9-05:13; 3-9-02
Agency:
Department of Accounting and General Services
1151 Punchbowl Street, Room 427
Honolulu, Hawaii 96813
Attention: Eric Nishimoto (586-0468)
Consultant:
Parametrix, Inc.
1164 Bishop Street, Suite 1600
Honolulu, Hawaii 96813
Attention: Robert Purdie, Jr. (524-0594)
Deadline: October 8, 1994

The proposed project involves the design and construction of a sewage forcemain and sewage collection system. This system will collect raw sewage from the Kauai Community Correctional Center and the Wailua Golf Course Clubhouse, and transport the raw sewage through an existing County of Kauai sewage transmission line to the Wailua Sewage Treatment Plant for treatment and disposal.

KAUMUALII HIGHWAY ROCK REVETMENT AT KEKAHA

District: Waimea
TMK: 4-1-3:04 and 4-1-3:05
Agency:
Department of Transportation, Highways Division
869 Punchbowl Street
Honolulu, Hawaii 96813
Attention: Albert Yamaguchi (587-2235)
Deadline: September 22, 1994

The State Department of Transportation, Highways Division is proposing to build a sloped rock revetment at Kekaha. The proposed revetment is located along Kaumualii Highway (Route 50) between Aukuu Road and Manu Road, from mile post 25.41 to mile post 25.16. The proposed revetment shall be approximately 0.25 miles long and shall be constructed as an extension of an existing 1.73 mile rock revetment constructed in the 1980's.

The proposed project, like the existing revetment, parallels Kaumualii Highway. This section of roadway has recently been subjected to frequent storms as well as two hurricanes, Hurricane Iwa in 1982 and Hurricane Iniki in 1992. Due to these storms, portions of the roadway have been closed off, greatly limiting the mobility of Kekaha residents. Because the existing shoulder has

been eroded by Hurricane Iniki, the roadway bed is in danger of being undermined. It is apparent that a rock revetment will protect Kaumualii Highway since the sections of the highway along the existing rock revetment were not damaged during Hurricane Iniki. Therefore, this project will add to the existing rock revetment creating a continuous revetment to protect the entire road.

NAWILIWILI HARBOR ADMINISTRATION COMPLEX

District: Lihue
TMK: 3-2-04: por. 2, por. 48, 57
Agency:
Department of Transportation, Harbors Division
79 South Nimitz Highway
Honolulu, Hawaii 96813
Attention: Emilio Barroga, Jr. (587-1955)
Consultant:
Paul Louie and Associates
650 Ala Moana Boulevard, Suite 217
Honolulu, Hawaii 96813
Attention: Louw Strydom (524-6400)
Deadline: October 8, 1994

The proposed project consists of construction of a 2-story administration building, 1-story maintenance shop building, 6-stall covered garage, hazardous materials enclosure, asphalt concrete pavement, chain link fence, and all utilities including package sewage treatment plant.

The project will provide new structures to replace the current administration and maintenance shop buildings damaged by the Hurricane Iniki.

PRATT SINGLE FAMILY RESIDENCE

District: Hanalei
TMK: 5-6-03:2
Agency:
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
Attention: Sam Lemmo (587-0377)
Applicant:
David W. Pratt, Trustee
Consultant:
Walton D. Y. Hong (245-4757)
3135-A Akahi Street
Lihue, Hawaii 96766
Deadline: September 22, 1994

Construction of a single-family residence of approximately 1646 square feet of living area and 1172 square feet of covered and open decks, at Waikoko, Hanalei, Kauai, Hawaii.

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**SAMUEL MAHELONA MEMORIAL HOSPITAL STAFF HOUSING
AND GROUNDS AND MAINTENANCE SHOP**

District: Kawaihau
TMK: 4-6-14:30
Agency:
Department of Accounting and General Services
1151 Punchbowl Street, Room 430
Honolulu, Hawaii 96813
Attention: Gary Chong (586-0487)
Deadline: September 22, 1994

This project is to design and construct four permanent timber frame on concrete slab staff housing buildings of approximately 9,600 square feet total and a permanent metal building on concrete slab maintenance shop of approximately 2,000 square feet. Also included are any site improvements, pavement, parking areas, connection to public utilities and easements which may be required as a result of this project.

MAUI

LAHAINALUNA ROAD AFFORDABLE HOUSING PROJECT

District: Lahaina
TMK: 4-5-26:por. 1 and 3
Agency:
County of Maui, Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793
Attention: Stephanie Aveiro (243-7805)
Applicant:
Affordable Housing Corporation of Maui County
1959-B Kaohu Street
Wailuku, Hawaii 96793
Attention: Heidi Price (242-0092)
Consultant:
Munekiyo and Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793
Attention: Milton Arakawa (244-2015)
Deadline: October 8, 1994

The Affordable Housing Corporation of Maui County (AHCMC) proposes to construct the Lahainaluna Road Affordable Housing Project, an affordable rental project in Lahaina, Maui, Hawaii. The size of the site is 1.77 acres. The property is currently owned by Amfac Property Development Corporation and Magoon Brothers, Limited.

In order to separate the respective ownership interests, two (2) 6,000 square foot parcels are being created from a portion of TMK 4-5-26:1 to convey to Magoon Brother, Limited. The remainder of TMK 4-5-26:1 as well as TMK 4-5-26:3 are proposed to be consolidated to form a 1.77 acre parcel owned by Amfac Property Development Corporation. A preliminary subdivision application is being prepared.

As soon as final property conveyance documents are complete, Amfac Property Development Corporation intends to provide the

land to AHCMC in exchange for affordable housing credits. It is intended that the affordable units within the project will be initially offered for rent to qualifying Wainee Village residents, who are facing future displacement. All of the units are proposed to be permanently rented to families at or below 60 percent of Maui County's median income.

A total of twenty (20) units are proposed within the project, ten (10) of which are two-bedroom units and ten (10) are three-bedroom units.

Five (5) single level buildings are proposed. Each of the single level buildings contains four (4) units. There are two (2) two-bedroom units, each of which is approximately 838 square feet in size, as well as two (2) three-bedroom units, each of which is approximately 1,036 square feet in size.

A total of 40 parking stalls will be provided on the site. Other amenities include a community pavilion with a laundry room, community garden, and car wash area.

Access to the proposed affordable rental project is from Kelawea Street. The two (2) new 6,000 square foot lots would require access onto Lahainaluna Road.

Approval of the project is intended to be sought under the provisions of Chapter 201E-210, Hawaii Revised Statutes. The proposed plans would be submitted to the Maui County Council for a 45 day review period as provided under Chapter 210E-210. If, on the 46th day, the project is not disapproved, it shall be deemed approved.

**MAUI OCEAN CENTER AND MAALAEA TRIANGLE SEA WATER
SYSTEM AND DRAINAGE IMPROVEMENTS**

District: Wailuku
TMK: 3-6-01:1, 2 and 19
Agency:
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813
Attention: Sam Lemmo (587-0377)
Applicant:
Maalaea Triangle Partnership and Maui Ocean Center, Inc.
c/o Chris Hart and Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Attention: Rory Frampton (242-1955)
Consultant:
AECOS, Inc.
970 North Kalaheo Avenue, Suite C300
Kailua, Hawaii 96734
Attention: Eric Guinther (254-5884)
Deadline: October 8, 1994

Maalaea Triangle Partners and Maui Ocean Center, Inc. intend to construct a sea water circulation system and make land drainage improvements for development on the parcel known as Maalaea Triangle, Maalaea, Maui. The sea water will be used in various marine displays at the Marine Ocean Center (MOC). The sea water intake will extend from the shoreline to about 1200 feet offshore

of Kapoli Park (that is, at a point southwest of the harbor entrance) in water between 15 and 20 feet deep. Two 12-inch diameter intake pipes will be laid across the reef flat and under the shore near the base of the south breakwater. The pipes will extend into a pump house, located behind Buzz' Wharf restaurant on the west side of the harbor. Three 8" pipes will carry sea water from the pumps to supply the needs of the MOC which will be located on the north side of the harbor. Return sea water will be discharged into Maalaea Harbor through a new site drainage culvert planned for the shore directly east of the U.S. Coast Guard facility.

The drainage culvert improvements for site and off-site drainage will require use of State land at Maalaea Small Boat Harbor. The off-site run-off will continue to be conveyed across Honoapiilani Highway by means of existing culverts located along the west side of the Maalaea Triangle parcel. Two new drain lines would be installed to intercept and convey this off-site flow to a new RCP drain line under Maalaea Road. This pipe will connect into a new culvert drain to be built under the access road to the sampan wharf next to the U.S. Coast Guard Station. Three new culverts with outlets along the frontal face of the sampan wharf would provide drainage for this system carrying most of the onsite and off-site run-off from the Maalaea Triangle parcel. Some onsite drainage would be directed into an existing drain opening of the U.S. Coast Guard Station.

LOWALU GAME MANAGEMENT AREA EXPANSION

District: Lahaina
TMK: 4-8-02:08, 4-8-03:08
Agency:
Department of Land and Natural Resources
Division of Forestry and Wildlife
54 South High Street
Wailuku, Hawaii 96793
Attention: John Cumming (243-5352)
Deadline: October 8, 1994

The State of Hawaii Department of Land and Natural Resources, Division of Forestry and Wildlife, is proposing to implement a game bird hunting area in the Olowalu/Ukumehame Districts on the slopes of West Maui. Original publication of this project in the OEQC Bulletin was on July 8, 1993 (DEA) and October 8, 1993 (Negative Declaration).

The supplemental Environmental Assessment for the project is submitted to include 100 acres of unused agricultural zoned land originally believed to be a separate parcel but since determined to be an unsubdivided portion of the original proposed area. With this inclusion, the project area will increase from 1008 to 1108 acres for game bird hunting in the West Maui area.

Although the proposed project involves construction of two 8'x 8' hunter check stations, hunter parking areas and game bird watering units, these facilities are not earmarked for installation on this additional 100 acre tract of land.

SILVERSWORD GOLF ESTATES

District: Wailuku
TMK: 2-2-24:por. 12 and 13 (71.334 acres)

Agency:
County of Maui, Planning Department
250 South High Street
Wailuku, Hawaii 96793
Attention: Ann Cua (243-7735)

Applicant:
Silversword Limited Partnership
2145 Wells Street, Suite 204
Wailuku, Hawaii 96793
Attention: Lawrence Ing (242-4555)

Consultant:
Tosh Ishikawa (242-2810)
2115 Wells Street
Wailuku, Hawaii 96793

Deadline: October 8, 1994

The applicant proposes to amend the Kihei Makena Community Plan designation from Park to Single Family to allow for the development of 182 lots within the existing Silversword Golf Course. Two (2) park sites will also be provided.

The subdivision lot sizes will range from 6000 square foot to over 10,000 square foot. Twenty-three (23) of the lots will be affordable house lots with a lot size of 6000 square foot.

The proposed project will be plotted on two sites, containing 50.357 acres and 20.977 acres respectively.

Access to the project will be from Piilani Highway through an existing Lipoa Street intersection; interior roadways will be privately maintained.

OAHU

HALE MOHALU HOUSING PROJECT

District: Ewa
TMK: 9-7-19:49
Agency:
Rental Housing Trust Fund Commission
c/o Housing Finance and Development Corporation, State of Hawaii
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Attention: Stacy Sur (587-0576)

Applicant:
Coalition for Specialized Housing
47 Kaapuni Drive
Kailua, Hawaii 96734
Attention: Reverend William Turbeek (262-8058)

Consultant:
Gerald Park Urban Planner (596-0018)
1245 Young Street, Suite 201
Honolulu, Hawaii 96814

Deadline: October 8, 1994

The Coalition for Specialized Housing, a local non-profit housing organization, proposes to construct a multiple residential housing complex on the grounds of the former Hale Mohalu State Hospital located in Pearl City, Ewa District, Honolulu, Hawaii. The project

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site bears tax map key 9-7-19: 49 encompassing a land area of 6.506 acres.

The objective of the project is to create affordable rental housing for elderly households and the developmentally disabled including persons afflicted with Hansen's disease. Housing will be available to persons at least 62 years of age or older, those who are physically disabled, can meet income qualifications, and those who can maintain an independent, self-functioning household.

The residential complex consists of a single, three-story structure for elderly persons and a one-story structure for persons afflicted with Hansen's disease. The three-story senior facility is one building with four wings providing living accommodations for 196 households in studio and one-bedroom units.

People with Hansen's disease will be housed in a separate structure located in the northern section of the site. The single-story structure consists of fifteen one-bedroom units.

The cost of the project is estimated at \$17.3 million. The total cost is being funded by the sale of federal and state low income housing tax credits, the State of Hawaii's Rental Housing Trust Fund, the City and County of Honolulu's HOME funds, and a State of Hawaii CIP Grant.

Construction is anticipated to commence in the last quarter of 1994 and should be completed in 14 months. The entire project will be built out in one phase.

HUITT LANIKAI REVETMENT REPLACEMENT

District: Koolaupoko
TMK: 4-3-8:50
Agency:
City and County of Hawaii, Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813
Attention: Ardis Shaw-Kim (527-5349)
Applicant:
John D. Huitt, Jr.
P. O. Box 1468
Kaneohe, Hawaii 96744
Consultant:
Oceanit Coastal Corporation
1100 Alakea Street, Suite 3100
Honolulu, Hawaii 96813
Attention: Warren Bucher (531-3017)
Deadline: September 22, 1994

The residential property located at 870 Mokulua Drive in Lanikai is fronted on the ocean side by a rubble/rip-rap revetment. The dwelling on the property is located approximately 24 feet from the shoreline. The applicant claims that erosion from wave action and rainwater runoff has damaged the revetment and resulted in some soil shifting that is causing the foundation and walls of the house to crack.

The applicant proposes to construct a new rubble revetment with a slope of 1:1.5 within the 40-foot shoreline setback. The revetment has been designed according to Corps of Engineers

guidelines. The top of the revetment is at elevation +10.5 feet MSL. The toe of the proposed revetment will follow the certified shoreline.

MILILANI HIGH SCHOOL FOUR-CLASSROOM ADDITION

District: Wahiawa
TMK: 9-5-01:54 and 55
Agency:
Department of Accounting and General Services
1151 Punchbowl Street, Room 430
Honolulu, Hawaii 96813
Attention: Gary Chong (586-0487)
Deadline: September 22, 1994

This project is to design and construct a reinforced concrete/masonry four-classroom building addition of approximately 6,000 square feet. Also included are renovations to existing classrooms and any site improvements, connection to public utilities and easements which may be required as a result of this project.

NEGATIVE DECLARATIONS

The following actions were previously published as Draft EAs and have been determined by the listed agency to have no significant impacts. As a consequence, Environmental Impact Statements are not required of these projects. Aggrieved parties who wish to contest the agency's determination have a 30-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

VOLCANO COMMUNITY CENTER

District: Puna
TMK: 1-9-03:17
Agency: County of Hawaii, Department of Parks and Recreation
Contact: Glenn Miyao (961-8311)
Applicant: Cooper Center Council
Contact: Betsy Mitchell (967-7209)
Consultant: Roy Takemoto (959-0189)

Cooper Center Council ("CCC"), a Hawaii non-profit corporation is responsible to operate and maintain the County-owned Volcano Community Center under a Long Term Cooperative Use Agreement with the County of Hawaii. The site is located at the corner of Wright and Kilauea Roads. Existing facilities on the 10-acre site include a community center, playground and firehouse. As part of an overall master plan, CCC proposes the following additional facilities:

- Multi-purpose covered court for basketball, volleyball, etc.;
- Multi-purpose playfield for soccer, baseball, etc.;

- Nature trails and fitness course;
- Police substation;
- Community center expansion;
- Swimming pool;
- Multi-purpose center;
- Additional playground;
- Pa hula stage;
- Workshop craft center; and
- Tennis courts.

The proposed facilities would be built over a 10-20 year period. The initial phase, which consists of the multi-purpose covered court, toilets, and limited access and parking, is expected to start construction in Summer 1995.

Most of the site is presently ohia forest. A botanical and avifauna survey did not identify any endangered species. The site is classified in the Agricultural State Land Use District, and open under County zoning. The soils are rated Class D and E by the Land Study Bureau. There are no alternative sites that are already cleared, available to the community at minimal cost, and centrally located. A community park as proposed is needed by the growing population of the area. Presently, the residents must drive to Keaau and Hilo for various recreational activities.

MAUI

LAHAINA CENTER PARKING STRUCTURE

District: Lahaina
TMK: 4-5-2:por. 9
Agency: County of Maui, Planning Department
Contact: Brian Miskae (243-7735)
Applicant: KCOM Corporation
Contact: Valentine Peroff, Jr. (487-1445)
Consultant: Munekiyo and Arakawa, Inc.
Contact: Michael Munekiyo (244-2015)

The applicant for the project is KCOM Corporation, on behalf of the 3900 Corp. The proposed project involves the construction of a 232-stall parking structure on the site of the existing Lahaina Center parking lot in Lahaina, Maui, Hawaii. The project is bordered by Wainee Street and Front Street, with the Lahaina Shopping Center to the southeast and Hale Mahaolu and the State of Hawaii's Piihoni Elderly Housing Complex to the north.

The construction of the 232-stall parking structure would involve the deletion of 36-existing parking stalls on the ground level due to the construction of the parking structure's foundation and ramps. Thus, the proposed 232-stall parking structure would increase the parking count from 780-stalls to 976-stalls (i.e., net increase of 196-stalls). The parking structure is being proposed to address additional parking requirements for a four-plex movie theater.

Construction for the project is estimated to take four (4) months at an estimated cost of \$2.0 million.

LAHAINA WASTEWATER PUMP STATION 3 AND RELATED IMPROVEMENTS

District: Lahaina
TMK: 4-5-21:3, 7, 11 and 4-5-30:15, 16, 137, 138, 139
Agency: Department of Public Works and Waste Management
Contact: George Kaya (243-7845)
Consultant: Munekiyo and Arakawa, Inc.
Contact: Milton Arakawa (244-2015)

The proposed project involves the abandonment of the existing Lahaina Wastewater Pump Station 3 which is located on the southern portion of the Wahikuli State Wayside Park site. The existing Lahaina Wastewater Pump Station 9, located in Wahikuli Terrace Park is proposed to be demolished.

A new Lahaina Wastewater Pump Station 3 and accessory improvements are proposed to be built within Wahikuli Terrace Park. New force main and gravity sewer lines are proposed from the new Lahaina Wastewater Pump Station 3 to Honoapiilani Highway extending north within the highway right-of-way to the existing Wastewater Pump Station 3 site. At the existing Wastewater Pump Station 3 site, connections to existing force main and gravity sewer lines are proposed.

A new force main is proposed to link with the existing force main within the Honoapiilani Highway right-of-way north of the Civic Center site. The new force main would extend mauka to link with a new off-site sewer to be built in connection with the Villages of Leialii Project by the Housing Finance and Development Corporation (HFDC).

The HFDC off-site sewer line, which is not part of the scope of the subject project, is proposed to extend to the new Lahaina Wastewater Pump Station 1 which will be located on the Lahaina Wastewater Reclamation Facility site. The existing Lahaina Wastewater Pump Station 1 is proposed to be abandoned. Although part of the scope of this project, the replacement of Lahaina Wastewater Pump Station 1 is proposed to be exempt from the environmental review process in accordance with Section 11-200-8, Hawaii Administrative Rules.

OAHU

UNIVERSITY OF HAWAII LONG-RANGE DEVELOPMENT PLAN

District: Honolulu
TMK: 2-8-7:29; 2-8-15:1; 2-8-23:3, 10, 11, 12, 13; 2-8-26:14; 2-8-29:1, 30, 31; 2-9-2:12; 2-9-4:5, 7; 2-9-23:1, 26, 27; 2-9-26:1, 2, 3, 37, 38; 2-9-27:54; 2-9-13:54; and 3-3-56:por of 1
Agency: University of Hawaii
Contact: Allan Ah San (956-7935)
Consultant: Group 70 International, Inc.
Contact: Walter Muraoka (523-5866)

The University of Hawaii is proposing long range physical improvements to the University of Hawaii, Manoa Campus based on the 1994 Update of Long Range Development Plan (1994 LRDP)

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which was approved by the University's Board of Regents (BOR) in December 1987 and for which a negative declaration was issued.

The 1994 LRDP incorporates projects proposed in the University's current (Six-Year) Capital Improvements Program (1993-94 to 1998-99), proposed amendments thereto and proposed future improvements. The new plan is less ambitious than the plan it supersedes--reflecting the State's economic condition, other University needs and the beginning of the new UH-West Oahu campus. Major projects deleted from the 1994 LRDP include projects such as the 18,000-seat Special Events Center; Student Housing Facilities at Kalei Road, Dole Street and Waahila Ridge; and, the proposed cultural heritage facilities--the Japanese Castle and the Chinese Studies Center.

The University of Hawaii, Manoa Campus is located on 304 acres of land in Lower Manoa Valley bounded by the Manoa, St. Louis Heights, Moiliili and Makiki communities. The Fall 1993 enrollment was 20,037 students and the Fall 1999 enrollment is projected to be 21,335 students; the ultimate enrollment ceiling for the Manoa Campus is 23,000 students.

The 1994 LRDP proposes to continue physical improvements to the Manoa Campus described in the 1987 LRDP as current and future requirements. The major improvements currently proposed include new instruction and research facilities, new academic support facilities, new student housing facilities, new parking structures and major renovations to existing facilities.

Other improvements not specifically listed in the Environmental Assessment but to be implemented on a timely basis include infrastructure improvements such as to roads, utilities systems and landscaping; health and safety improvements such as asbestos removal; energy conservation measures and improvements to provide accessibility to persons with disabilities.

This EA encompasses the broad concepts, goals and objectives of the 1994 LRDP. Separate EAs will be filed for the individual projects prior to implementation with detailed information on the particular project.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

This section provides notice of EISs that 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. This section also provides notice of acceptance determinations. Aggrieved parties who wish to contest the acceptance of an EIS have a sixty-day period in which to initiate litigation. The sixty-day litigation period starts from the date of publication of the notice of acceptance in the OEQC Bulletin.

HAWAII

KAUPULEHU RESORT EXPANSION

District: North Kona
TMK: 7-2-03:por. 1
Approving Agency: State Land Use Commission
Contact: Esther Ueda (587-3822)
Applicant: Kaupulehu Developments
Contact: Alexander Kinzler (531-8400)
Consultant: Belt Collins Hawaii
Contact: Anne Mapes (521-5361)
Status: Currently being reviewed by the State Land Use Commission.

Reclassification from the Conservation District to the Urban District is being sought for approximately 1,010 acres by the applicant, Kaupulehu Developments, to implement the proposed Kaupulehu Resort Expansion. The project consists of 530 single-family residential units and 500 multifamily residential units; a 36-hole golf course and golf clubhouse; an 11-acre neighborhood commercial center with 45,000 square feet of leasable space; a 70-acre recreation area serving residents and the general public, including public parking, restrooms, a pedestrian shoreline access, and picnic areas; a 3-acre residents club; archaeological preserves; and all the necessary on-site infrastructure to support the proposed development.

The project site is situated makai of the Queen Kaahumanu Highway within the ahupua'a of Kaupulehu and abuts the Kona Village Resort and a portion of Kaupulehu Resort now under construction. The project represents the residential/recreation expansion component of Kaupulehu Resort and is envisioned to eventually become part of the Kaupulehu Resort destination community.

Although up to 50 homesites as well as portions of the golf course are planned to have ocean frontage, no development is now proposed within the shoreline setback area or makai of the certified shoreline. The project will result in permanent changes to the existing topography due to grading and site improvements. The Kona Village resort will be impacted by the project's construction activities. Along with the opening of the adjacent Four Seasons Hotel now under construction, operation of the project will also result in a loss of the remoteness and exclusivity the Kona Village Resort has formerly experienced. Increased public access to the Kaupulehu coastal area could impact marina biota popular among subsistence food gatherers because the coastal area would become more easily accessible.

The project is consistent with the Hawaii County General Plan and the state's West Hawaii Regional Plan.

NORTH HAWAII COMMUNITY HOSPITAL

District: South Kohala
TMK: 3rd Div. 6-7-02:11, 13, 17, 6-8-01:1; 6-6-01:2
Accepting Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control
Proposing Agency: Department of Accounting and General Services
Contact: Brian Isa (586-0484)
Consultant: Wilson Okamoto and Associates, Inc.
Contact: John Sakaguchi (946-2277)
Status: Currently being reviewed by the Office of Environmental Quality Control.

The North Hawaii Community Hospital will be a private, non-profit community hospital to be run by a Board of Trustees. Funds for the hospital's development, equipment and operations will be provided, in part, by the State of Hawaii, philanthropic foundations, and the revenues generated through services to be provided. The North Hawaii Community Hospital will be a 50-bed facility, of which 30 beds are to be dedicated to acute care and 20 beds for skilled nursing. The hospital will provide needed acute care, skilled nursing care, and other medical services to the residents of Waimea and the surrounding communities in North Hawaii.

The site selection analysis examined seven (7) candidate sites, each of approximately five to seven acres located within proximity to the existing Lucy Henriques Medical Center and close to a State highway or improved major County road. Based on these criteria, the following candidate sites were selected and analyzed:

- Site No. 1 Lucy Henriques Medical Center;
- Site No. 2 Waimea Civic Center*;
- Site No. 3 2020 Plan;
- Site No. 4 Fire Station;
- Site No. 5 Race Track;
- Site No. 6 Tree Farm; and
- Site No. 7 Waiaka Bridge

*Used only in conjunction with Site No. 1

Early in the selection process it was noted that construction of the proposed hospital at Site No. 1 would result in a number of advantages including consolidation of certain functions and a decrease in the size of the required facility. Prior to completing this Final EIS, Site No. 1 at the Lucy Henriques Medical Center was recommended as the location for the future North Hawaii Community Hospital. This recommendation occurred following preparation of the Kamuela Stream Flood Study which determined that construction at the site would not result in significant flood hazard.

MAUI

MA'ALAEA HARBOR FOR LIGHT-DRAFT VESSELS

District: Wailuku
TMK: 3-6-01:2, 41, 43, 45, 49, 50, 51

Accepting Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control
Proposing Agency: Department of Land and Natural Resources
Division of Boating and Ocean Recreation
Contact: David Parsons (587-1966)
Status: Currently being reviewed by the Office of Environmental Quality Control.

The Department of Land and Natural Resources, Division of Boating and Ocean Recreation and the U.S. Army Engineer, Honolulu District, are planning to construct improvements to the Maalaea Harbor for light-draft vessels at Maalaea, Maui. The Federal portion of the improvements consists of realigning the entrance channel and modifying the existing breakwater to protect the new entrance. These improvements would reduce the surge within the harbor basin, reduce navigation hazards in the entrance channel, and provide opportunity for addition of commercial and recreational berthing spaces and attendant harbor facilities. The local sponsor, the State of Hawaii Department of Land and Natural Resources, Division of Boating and Ocean Recreation, will provide expanded berthing facilities and improved infrastructure, including fuel, sewage treatment, and pumpout facilities. Total construction costs are estimated at \$11.7 million.

A General Design Memorandum and Final Environmental Impact Statement (EIS) was prepared, circulated, and approved by the Chief of Engineers in 1980, and a State of Hawaii Revised EIS was circulated and accepted by the Governor in 1982. The project remained unfunded until fiscal year 1989. The 1980 and 1982 plans of improvement were modifications of the plan originally approved by Congress in 1968.

Present studies conducted for this Supplemental Final EIS indicate that the preferred alternative will fully achieve the Federal and State project purposes. Environmental effects include degradation of water quality within the harbor, destruction or alteration of 12 acres of marine habitat, including coral reefs, destruction of a small sandy beach, and destruction and modification of surfing sites.

NOTICES

**NATIONAL ENVIRONMENTAL POLICY ACT
(NEPA) DOCUMENTS**

The following are notices of availability of NEPA-related environmental documents. Questions associated with these documents should be directed to the listed contact person.

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OAHU

HAUULA HIGHWAY EROSION PROTECTION

(Notice of availability of Environmental Assessment and Finding
of No Significant Impact)

District: Koolauloa
TMK: 5-3-14:por. 9, 10, 13, 14, 15, 16, 18
Agency:
Honolulu District Engineer
U. S. Army Corps of Engineers
Building 230
Fort Shafter, Hawaii 96858-5440
Attention: Peter Galloway (438-8876)
Deadline: September 22, 1994

The U.S. Army Corps of Engineers proposes construction of a basaltic revetment to effectively protect Kamehameha Highway from erosion along a 1,100-foot reach of shoreline at Hauula, where the highway is very close to the shoreline and is subject to erosion caused by storm waves. The highway erosion protection study is authorized under Section 14 of the Flood Control Act of 1946, as amended. The Environmental Assessment was prepared as part of the study which is to determine the feasibility of and Federal interest in providing emergency highway erosion protection at Hauula.

Several structural alternatives were initially considered but rejected as not meeting planning objectives, including relocation of the coastal roadway, construction of a seawall, and construction of a dynamic revetment.

The proposed rubblemound revetment would provide the needed highway protection and would be constructed using basaltic armor stones ranging in weight from 500 to 700 pounds. The revetment would have a finished seaward slope of 1-vertical to 2-horizontal.

The project area has been previously disturbed by construction of the coastal roadway. Effects on the marine environment are expected to be transitory and relatively minor in magnitude. The project would lessen the possibility of road closure due to wave action. It is concluded that the proposed project does not constitute a major Federal action significantly affecting the quality of the human environment.

Comments on the EA and FONSI should be provided in writing by September 22 to:

Commander, Honolulu Engineer District
Attention: CEPOD-ED-PV
Fort Shafter, Hawaii 96858-5440

KAAAWA HIGHWAY EROSION PROTECTION

(Notice of availability of Environmental Assessment and Finding
of No Significant Impact)

District: Koolauloa
TMK: 5-1-01:por. 8

Agency:
Honolulu District Engineer
U. S. Army Corps of Engineers
Building 230
Fort Shafter, Hawaii 96858-5440
Attention: Peter Galloway (438-8876)
Deadline: September 22, 1994

The U.S. Army Corps of Engineers proposes construction of a basaltic revetment to effectively protect Kamehameha Highway from erosion along a 750-foot reach of shoreline at Kaaawa, where the highway is very close to the shoreline and is subject to erosion caused by storm waves. The highway erosion protection study is authorized under Section 14 of the Flood Control Act of 1946, as amended. The Environmental Assessment was prepared as part of the study which is to determine the feasibility of and Federal interest in providing emergency highway erosion protection at Kaaawa.

Several structural alternatives were initially considered but rejected as not meeting planning objectives, including relocation of the coastal roadway, construction of a seawall, and construction of a dynamic revetment.

The proposed rubblemound revetment would provide the needed highway protection and would be constructed using basaltic armor stones ranging in weight from 500 to 700 pounds. The revetment would have a finished seaward slope of 1-vertical to 2-horizontal.

The project area has been previously disturbed by construction of the coastal roadway. Effects on the marine environment are expected to be transitory and relatively minor in magnitude. The project would lessen the possibility of road closure due to wave action. It is concluded that the proposed project does not constitute a major Federal action significantly affecting the quality of the human environment.

Comments on the EA and FONSI should be provided in writing by September 22 to:

Commander, Honolulu Engineer District
Attention: CEPOD-ED-PV
Fort Shafter, Hawaii 96858-5440

PEARL CITY PENINSULA FAMILY HOUSING

(Finding of No Significant Impact)

District: Ewa
TMK: 9-7-2:7; 9-7-3:9
Agency:
Commander, Pacific Division
Naval Facilities Engineering Command
Pearl Harbor, Hawaii 96860-7300
Attention: Gary Kasaoka (471-9338)
Consultant:
Parametrix, Inc.
1164 Bishop Street, Suite 1600
Honolulu, Hawaii 96813
Attention: John Meerscheidt (524-0594)

Due to the lack of adequate, affordable housing on Oahu for many married, enlisted, and non-commissioned officers, the Navy proposes to construct new family housing units at Pearl City Peninsula. Construction of 164 houses would occur on 16.9 acres of Navy owned land at the southern end of Pearl City Peninsula. The site currently supports two baseball fields with supporting structures, and a vacant lot. The project will consist of the construction of 77 two-bedroom, 63 three-bedroom, and 24 four-bedroom units. A Community Facility Complex will also be developed on-site as part of this project. This facility will include recreational facilities, offices, multi-functional rooms, and locker facilities. Additionally, an 11.5 kilovolt electrical substation and power line will be added to augment the existing electrical service to the area. Improvements to the existing sewer system, and storm water drainage system will be necessary, as well.

Seven alternatives were examined to meet the need for family housing which included: five alternative sites, build-to-lease options, and the no-action alternative. The five alternative sites were found to be unacceptable for various reasons which included: excessive distance from Pearl Harbor, traffic and commuting complications, public safety, and absence of access to site. The build-to-lease alternative was found to be more costly than the proposed action, and the Navy's degree of control over cost, design, and standards would be limited. The no-action alternative was considered unacceptable because personnel would continue to pay excessive amounts of money for adequate off-base housing.

Based on information gathered during preparation of the EA, the Navy finds that the proposed family housing project at Pearl City Peninsula, Oahu, Hawaii, will have no significant impact on the environment.

PEARL HARBOR COMPLEX FAMILY HOUSING
(Finding of No Significant Impact)

District: Honolulu
TMK: 1-1-10:004
Agency:
Commander, Pacific Division
Naval Facilities Engineering Command
Pearl Harbor, Hawaii 96860-7300
Attention: Gary Kasaoka (471-9338)
Consultant:
Parametrix, Inc.
1164 Bishop Street, Suite 1600
Honolulu, Hawaii 96813
Attention: John Meerscheidt (524-0594)

Due to the lack of adequate, affordable housing in Hawaii for many married, enlisted, and non-commissioned officers, the Navy has proposed 158 new family housing units at Miller Park and 100 replacement units at Moanalua Terrace. The 158 houses at Miller Park will occupy 16.9 acres of Navy owned land. The site currently supports various recreational uses, a vacant lot, and facilities for two Navy contractors that are scheduled for relocation. The site is located four miles northwest of Honolulu and one mile southeast of the Navy Marine Golf Course along Nimitz Highway. The project will construct 75 two-bedroom, 60 three-bedroom, and 23 four-bedroom units. The proposed redevelopment at Moanalua Terrace would be the first phase of a staggered redevelopment of the entire

housing area. The proposed site is a 13 acre parcel that is part of a larger 125 acre site currently occupied by 752 Navy family housing units. The project at Moanalua Terrace will replace 100 existing housing units with 100 like units, on a one for one basis, and thus will have no significant impact on the environment. No further examination of the Moanalua Terrace proposed housing project is necessary.

Seven alternatives were examined to meet the need for family housing which included: five alternative sites, build-to-lease options, and the no-action alternative. The five alternative sites were found to be unacceptable for various reasons which included: excessive distance from Pearl Harbor, traffic and commuting complications, possible cultural resource impacts, landfill and floodplain impacts. The build-to-lease alternative involves the Navy leasing housing from the private sector, or participating in the construction of units off Navy land. This alternative was found to be more costly than the proposed action, and the Navy's degree of control over cost, design, and standards would be limited. The no-action alternative was considered unacceptable because personnel would continue to pay excessive amounts of money for suitable housing in the private sector.

Based on information gathered during preparation of the EA, the Navy finds that the proposed family housing project at Moanalua Terrace and Miller Park, Pearl Harbor Complex, Oahu, Hawaii, will have no significant impact on the environment.

PUNALUU HIGHWAY EROSION PROTECTION
(Notice of availability of Environmental Assessment and Finding
of No Significant Impact)

District: Koolauloa
TMK: 5-3-06:por. 37
Agency:
Honolulu District Engineer
U. S. Army Corps of Engineers
Building 230
Fort Shafter, Hawaii 96858-5440
Attention: Peter Galloway (438-8876)
Deadline: September 22, 1994

The U.S. Army Corps of Engineers proposes construction of a basaltic revetment to effectively protect Kamehameha Highway from erosion along a 430-foot reach of shoreline at Punaluu, where the highway is very close to the shoreline and is subject to erosion caused by storm waves. The highway erosion protection study is authorized under Section 14 of the Flood Control Act of 1946, as amended. The Environmental Assessment was prepared as part of the study which is to determine the feasibility of and Federal interest in providing emergency highway erosion protection at Punaluu.

Several structural alternatives were initially considered but rejected as not meeting planning objectives, including relocation of the coastal roadway, construction of a seawall, and construction of a dynamic revetment.

The proposed rubblemound revetment would provide the needed highway protection and would be constructed using basaltic armor

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stones ranging in weight from 500 to 700 pounds. The revetment would have a finished seaward slope of 1-vertical to 2-horizontal.

The project area has been previously disturbed by construction of the coastal roadway. Effects on the marine environment are expected to be transitory and relatively minor in magnitude. The project would lessen the possibility of road closure due to wave action. It is concluded that the proposed project does not constitute a major Federal action significantly affecting the quality of the human environment.

Comments on the EA and FONSI should be provided in writing by September 22 to:

Commander, Honolulu Engineer District
Attention: CEPOD-ED-PV
Fort Shafter, Hawaii 96858-5440

SPECIAL MANAGEMENT AREA

Applicants have filed projects listed in this section with applicable county agencies pursuant to Chapter 205A, HRS, relating to the Special Management Area of each county. For additional information please call the listed agency.

OAHU

**FIRESTONE STORE AND REPAIR FACILITY
(Draft Environmental Assessment)**

District: Ewa
TMK: 9-8-14:20
Agency:
City and County of Honolulu, Department of Land Utilization
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Attention: Joan Takano (527-5038)
Applicant:
Bridgestone/Firestone, Inc.
2550 West Golf Road
Rolling Meadows, Illinois 60008
Attention: Alan Chapman
Consultant:
Kusao and Kurahashi, Inc.
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814
Attention: Keith Kurahashi (538-6652)
Deadline: September 22, 1994

The applicant proposes to construct a two-story, 9,380-square foot tire store and repair facility. The first floor of the building will consist of a customer waiting area, small cashier's office, a restroom, employee lounge and various storage areas. The second floor will contain offices, a toilet, and an employee lunchroom.

The applicant obtained a Special Management Area Use Permit for a single-story, 7,030-square foot tire store and repair facility in 1990 (City Council Resolution No. 90-331). That approval has lapsed due to a failure to obtain the building permit for the project within the time specified in the Council resolution.

**LANIKAI HALE
(Draft Environmental Assessment)**

District: Koolaupoko
TMK: 4-3-02:01
Agency:
City and County of Honolulu, Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813
Attention: Art Challacombe (523-4107)
Applicant:
Ralph Engelstad
c/o Community Planning, Inc.
745 Fort Street, Suite 400
Honolulu, Hawaii 96813
Attention: Bernard Kea (521-7491)
Consultant:
Parametrix, Inc.
1164 Bishop Street, Suite 1600
Honolulu, Hawaii 96813-1600
Attention: F. Rodriguez (524-0594)
Deadline: September 22, 1994

The applicant proposes to construct an 8,000 square foot, single-family detached residence, a 485-foot long driveway, retaining wall, storm drain system and utilities on conservation district lands located off of Po'opo'o Place in Lanikai. The site contains an approximately 25% slope. The project will include filling and excavating of 3,280 cubic yards of rock and soil.

ENVIRONMENTAL COUNCIL

PUBLIC NOTICE

**TENTATIVE MEETING 94-06, ENVIRONMENTAL COUNCIL,
STATE OF HAWAII**

The Environmental Council is tentatively scheduled to meet on Wednesday, September 21, 1994 at 4:00 P. M. in the Office of Environmental Quality Control Library, Central Pacific Bank Plaza, 220 South King Street, Suite 400, Honolulu, Hawaii 96813. As of the press date of this bulletin, the Environmental Council has not yet submitted an agenda to the Office of the Lieutenant Governor. For further information or a copy of the meeting agenda, please call the Office of Environmental Quality Control on or after September 13, 1994 at 586-4185 (or toll-free from outside Oahu at 1-800-468-4644, extension 64185).

**PUBLIC NOTICE OF AVAILABILITY: 1993 ANNUAL REPORT OF
THE ENVIRONMENTAL COUNCIL**

The Environmental Council announces that the "1993 Annual Report of the Environmental Council" is available at no charge to the public. Printed on recycled paper, the report was prepared pursuant to Section 341-6, Hawai'i Revised Statutes and encompasses the period from July 1, 1992, to June 30, 1993. The annual report informs the Governor, the Legislature, and the people

of Hawai'i of the Council's FY 1993 administrative rulemaking activities, exemption list review and concurrence proceedings, and public liaison activities. The report also presents summaries of significant environmental events and developments prepared by various State and County agencies, followed by a brief overview and discussion of the relationship between agency actions and State environmental policy as articulated in Chapter 344, Hawai'i Revised Statutes. The report concludes with recommendations for improvement.

Interested persons may obtain a copy by calling 586-4185 (from the neighbor islands 1-800-468-4644 ext. 64185) or by writing to:

Office of Environmental Quality Control
220 South King Street, Suite 400
Honolulu, Hawaii 96813

MURIEL R. ROBERTS, Chairperson
Environmental Council

PUBLIC NOTICE: ENVIRONMENTAL COUNCIL MAILING LIST

To further increase public involvement and to implement the provisions of Section 92-7(c), Hawaii Revised Statutes, the Environmental Council requests that persons interested in receiving notification of its meetings call 586-4185 to be placed on a meeting notification mailing list. Requests to be placed on the mailing list may also be sent to:

Environmental Council, State of Hawaii
220 South King Street, Suite 400
Honolulu, Hawaii 96813

MURIEL R. ROBERTS, Chairperson
Environmental Council

OTHER NOTICES

GUIDELINES FOR PREPARING ENVIRONMENTAL ASSESSMENTS

These guidelines are intended to provide help to the agencies and the public regarding the environmental review process; specifically for the preparation of environmental assessments. The reader is referred to Chapter 343 of the Hawaii Revised Statutes, Chapter 200 of Title 11, Department of Health Administrative Rules, and to Act 241, Session Laws of Hawaii 1992, prior to any document preparation. (References in brackets refer to either Chapter 343, Hawaii Revised Statutes, Act 241, SLH 1992, or Title 11, Chapter 200, Department of Health Administrative Rules.)

For an overview of the EA/EIS Process, see the process flowcharts, included as Figures 1 and 2 in the new Guidebook.

WHAT IS THE PURPOSE OF PREPARING AN ENVIRONMENTAL ASSESSMENT? 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].

WHAT IS AN ENVIRONMENTAL ASSESSMENT? 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

IS THERE A NEED TO CONSULT WITH OTHERS EARLY IN THE PROCESS? YES. 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.

CAN ACTIONS OR PROJECTS BE SEGMENTED? NO. 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].

WHAT HAPPENS IF AN ACTION IS SUBJECT TO MORE THAN ONE TRIGGER TO THE EIS PROCESS? If an action is subject to more than one trigger to the EIS process, all applicable approving agencies are encouraged to be involved in the preparation of the environmental assessment and determination as to whether an environmental impact statement is required for the action. Otherwise, the action would be subject to separate environmental assessment processes (including separate 30-day review periods for anticipated negative declarations) and determinations for each approval. Notice of each separate determination will be published in the OEQC Bulletin.

WHAT IS REQUIRED IN AN ENVIRONMENTAL ASSESSMENT? Draft and final 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;
- (4) General description of the action's technical, economic, social, and environmental characteristics; **Some GENERAL guidelines 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 spatial dimensions of the project and its timing 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, child care 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 descriptions of 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 need to 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. If a mitigation measure is identified, the corresponding impact should be described in the impacts section. 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. For environmental assessments for which a negative declaration is anticipated, a draft environmental assessment shall be made available for public review and comment for a period of thirty days. Subsequently, a final environmental assessment shall be prepared to determine whether an EIS is required (Act 241, SLH 1992).

After reviewing the comments received during the 30-day review period for anticipated negative declarations, the responsible agency may make a Negative Declaration or EISPN determination. If an EISPN is determined, the project must undergo an additional 30-day consultation period to define the scope of the Draft EIS.

A determination letter from the Agency must be submitted with the final 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 not have significant impacts on the environment. This must be the Approving Agency's determination, not the consultant's determination [§343-5(c)].

- (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.
- (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.

WHAT HAPPENS AFTER AN ENVIRONMENTAL ASSESSMENT IS SUBMITTED?

- If the agency determines the action will have a significant impact, an Environmental Impact Statement Preparation Notice is issued. Publication of this determination in the OEQC Bulletin will initiate a 30-day consultation period to define the scope of the Draft EIS.
- If the agency anticipates the action will not have a significant impact, the document will be published in the OEQC Bulletin as a Draft environmental assessment and will undergo a formal 30-day review period beginning on the date of publication in the OEQC Bulletin. Following the end of this 30-day review period, any comments received along with their response must be incorporated into the Final environmental assessment. If appropriate, the text, figures, tables, maps and other

ancillary parts of the environmental assessment should be revised. After undergoing the 30-day review period required by Act 241, SLH 1992, if the agency determines that:

- a) the action will not have a significant impact, a negative declaration will be issued. Publication of this determination in the OEQC Bulletin will initiate the 30-day period to legally challenge the determination in court.
- b) the action may have a significant impact, an EISPN will be issued and the project will undergo an additional 30-day consultation period to define the scope of the Draft EIS.

WHAT IS REQUIRED IN A NOTICE OF DETERMINATION? 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 approving agency
- (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

HOW IS THE PUBLIC MADE AWARE OF PROJECTS FOR WHICH EAs HAVE BEEN PREPARED? Draft Environmental Assessments, Negative Declarations and EIS Preparation Notices must be submitted by the appropriate agency to OEQC for publication in the OEQC Bulletin [§11-200-11(b)]. OEQC has an "OEQC Bulletin Publication Form" which should be filled out and submitted to OEQC with the Draft Environmental Assessment, Negative Declaration or Environmental Impact Statement Preparation Notice.

CHALLENGING NEGATIVE DECLARATIONS. Once a final negative declaration determination has been made, the determination stands as a Negative Declaration until it is challenged in court and reversed by the same. There is a 30-day period [§343-7(b)/Act 241, SLH, 1992] starting when the determination is published in the OEQC Bulletin for an aggrieved party to challenge the determination of "negative declaration."

CHALLENGING ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICES (EISPN). There is a 60-day period [§343-7(b), Act 241, SLH 1992] starting when the EISPN determination is first published in the OEQC Bulletin for an aggrieved party to challenge in court the agency determination that an EIS is required.

PRE-ASSESSMENT CONSULTATION LIST FOR ENVIRONMENTAL ASSESSMENTS

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

The appropriate agencies and groups from the list below should be consulted before the preparation of an environmental assessment. This list is not meant to be comprehensive. Each proposed action is unique in itself and may require consultation with other agencies and concerned groups.

Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Department of Agriculture
1428 South King Street
Honolulu, Hawaii 96814

Department of Business, Economic Development and Tourism
220 South King Street, 11th Floor
Honolulu, Hawaii 96813-4541

Department of Business, Economic Development and Tourism
State Energy Office
335 Merchant Street, Room 110
Honolulu, Hawaii 96813

Department of Defense
3949 Diamond Head Road
Honolulu, Hawaii 96816

Department of Education
1390 Miller Street
Honolulu, Hawaii 96813

Department of Hawaiian Home Lands
335 Merchant Street
Honolulu, Hawaii 96813

Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

State Historic Preservation Division
Department of Land and Natural Resources
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Department of Health
1250 Punchbowl Street
Honolulu, Hawaii 96813

Department of Health
Environmental Management Division
919 Ala Moana Boulevard, 3rd Floor
Honolulu, Hawaii 96814

Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Office of State Planning
250 South Hotel Street, 4th Floor
Honolulu, Hawaii 96813

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Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

University of Hawaii
Water Resources Research Center
2540 Dole Street, Holmes Hall 283
Honolulu, Hawaii 96822

University of Hawaii
Environmental Center
2550 Campus Road, Crawford 317
Honolulu, Hawaii 96822

U.S. Department of Agriculture
Soil Conservation Service
P.O. Box 50004
300 Ala Moana Boulevard
Honolulu, Hawaii 96850

U.S. Army Corps of Engineers
Pacific Ocean Division, Building 230
Fort Shafter, Hawaii 96858

U.S. Department of the Interior
Fish And Wildlife Services
P.O. Box 50156
300 Ala Moana Boulevard
Honolulu, Hawaii 96850

U.S. Department of the Interior
National Park Service
P.O. Box 50165
300 Ala Moana Boulevard
Honolulu, Hawaii 96850

U.S. Department of Commerce
National Marine Fisheries Service
2570 Dole Street
Honolulu, Hawaii 96822

U.S. Department of Transportation
Federal Aviation Administration
P.O. Box 50109
300 Ala Moana Boulevard
Honolulu, Hawaii 96825

American Lung Association
245 North Kukui Street
Honolulu, Hawaii 96817

For actions in the City and County of Honolulu:

City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96813

City and County of Honolulu
Building Department
650 South King Street
Honolulu, Hawaii 96813

City and County of Honolulu
Department of Housing and Community Development
650 South King Street
Honolulu, Hawaii 96813

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

City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

City and County of Honolulu
Department of Parks and Recreation
650 South King Street
Honolulu, Hawaii 96813

City and County of Honolulu
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

City and County of Honolulu
Department of Transportation Services
650 South King Street
Honolulu, Hawaii 96813

City and County of Honolulu
Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

For actions in the County of Hawaii:

County of Hawaii
Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

County of Hawaii
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

County of Hawaii
Department of Parks and Recreation
25 Aupuni Street
Hilo, Hawaii 96720

County of Hawaii
Department of Research and Development
25 Aupuni Street
Hilo, Hawaii 96720

County of Hawaii
Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720

For actions in the County of Maui:

County of Maui
Planning Department
200 South High Street
Wailuku, Hawaii 96793

County of Maui
Department of Parks and Recreation
200 South High Street
Wailuku, Hawaii 96793

County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawaii 96793

County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

County of Maui
Economic Development Agency
200 South High Street
Wailuku, Hawaii 96793

For actions in the County of Kauai:

County of Kauai
Planning Department
4280 Rice Street
Lihue, Hawaii 96766

County of Kauai
Department of Public Works
3021 Umi Street
Lihue, Hawaii 96766

County of Kauai
Department of Water Supply
3021 Umi Street
Lihue, Hawaii 96766

County of Kauai
Office of Economic Development
4444 Rice Street
Lihue, Hawaii 96766

Other Groups:

Nearest Library, Local Neighborhood Board, Local Electric Utility,
Local Sierra Club, Community Groups in Proximity, Groups who
currently use the property for their benefit, Special Interest Groups,
etc.

1994 SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATIONS

SUBMISSION DEADLINE FOR ALL DOCUMENTS	INITIAL BULLETIN PUBLICATION DATE	30-DAY COMMENT PERIOD END DATE*	45-DAY COMMENT PERIOD END DATE**
December 28, 1993	January 8, 1994	February 7, 1994	February 22, 1994
January 11, 1994	January 23, 1994	February 22, 1994	March 9, 1994
January 27, 1994	February 8, 1994	March 10, 1994	March 28, 1994
February 10, 1994	February 23, 1994	March 28, 1994	April 9, 1994
February 24, 1994	March 8, 1994	April 7, 1994	April 22, 1994
March 11, 1994	March 23, 1994	April 22, 1994	May 7, 1994
March 28, 1994	April 8, 1994	May 9, 1994	May 23, 1994
April 13, 1994	April 23, 1994	May 23, 1994	June 7, 1994
April 27, 1994	May 8, 1994	June 7, 1994	June 22, 1994
May 11, 1994	May 23, 1994	June 22, 1994	July 7, 1994
May 26, 1994	June 8, 1994	July 8, 1994	July 23, 1994
June 13, 1994	June 23, 1994	July 23, 1994	August 8, 1994
June 27, 1994	July 8, 1994	August 8, 1994	August 22, 1994
July 13, 1994	July 23, 1994	August 22, 1994	September 6, 1994
July 27, 1994	August 8, 1994	September 7, 1994	September 22, 1994
August 10, 1994	August 23, 1994	September 22, 1994	October 7, 1994
August 26, 1994	September 8, 1994	October 8, 1994	October 24, 1994
September 13, 1994	September 23, 1994	October 24, 1994	November 7, 1994
September 28, 1994	October 8, 1994	November 7, 1994	November 22, 1994
October 12, 1994	October 23, 1994	November 22, 1994	December 7, 1994
October 27, 1994	November 8, 1994	December 8, 1994	December 23, 1994
November 10, 1994	November 23, 1994	December 23, 1994	January 7, 1995
November 28, 1994	December 8, 1994	January 7, 1995	January 23, 1995
December 13, 1994	December 23, 1994	January 23, 1995	February 6, 1995

NOTE: All documents submitted for publication in the OEQC Bulletin must be received and date stamped by OEQC by 4:30 p.m. of the deadline date.

* Draft Environmental Assessment and EIS Preparation Notice comment period

** Draft EIS comment period

PUBLIC NOTICE

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

Date: September 8, 1994 Number: 94-018

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.

	<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE RECEIVED</u>
1.	<u>Lot 1 (comprising of Lot B-4 of Ld. Ct. Appl. 743 and Reclaimed (filled) land of Kaneohe Bay (Kaneohe, Koolaupoko, Oahu, Hawaii)</u>	Robert K. Sing For Doris H. Berg Andrews Trust	4-4-14:04	08/10/94
2.	<u>Camp Erdman (Kaena, Waialua, Oahu, Hawaii)</u>	R. M. Towill Corporation For Young Mens Christian Association	6-9-04:03	08/24/94
3.	<u>Lot 19 as shown on Map 2 of Ld. Ct. Appl. 776 (Laie, Koolauloa, Oahu, Hawaii)</u>	R. M. Towill Corporation For Sung K. and Hwang Bae	5-5-10:13	08/24/94
4.	<u>Lot 3-B-1, Kaumeheiwa Subdivision, R.P. 1664, Apana 2, L.C. Aw. 10613, Apana 2, Part 1 to A. Paki (Puunau, Lahaina, Maui, Hawaii)</u>	Austin, Tsutsumi & Associates, Inc. For Christian Lassen	4-6-03:11	08/25/94

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
Telephone: 587-0439

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1. <u>Por. of Grant 8175 to George H. Angus, Tr. for Donald Angus</u> (Pupukea, Paumalu, Koolauloa, Oahu, Hawaii)	H. Au & Associates, Inc. For Alfred Samango	5-9-03:28	08/09/94 (C)
2. <u>Grant 3237, Apana 1 to Mahiai Kalaueo</u> (Kawaipapa, Hana, Maui, Hawaii)	Akamai Land Surveying For Sam Kekomu	1-3-07:07	08/15/94 (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
Telephone: 587-0439



OEQC BULLETIN

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

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