

EQC Bulletin

Environmental Quality Commission
550 Hahaione Street, Room 301, Honolulu, Hawaii 96813 - Phone: 548-6915

Vol. III

December 8, 1977

No. 23

REGISTER OF CHAPTER 343 DOCUMENTS

EIS PREPARATION NOTICES

EIS Preparation Notices are available from the respective proposing agency or applicant. Please request copies from the listed contacts. A 30 day period is allowed for requests to be a consulted party.

DEVELOPMENT OF KUILIMA RESORT COMMUNITY, KUILIMA, KAHUKU, OAHU, Campbell Estate and Prudential Insurance Co. of America/Dept. of Land Utilization, C&C of Honolulu

The Kuilima Resort Community Development will involve the expansion of the existing Kuilima Resort facilities by providing a completely integrated resort area with supporting residential, commercial and recreational facilities. This project will encompass 880 acres of land between Kawela Bay and Kahuku Point which is owned by Campbell Estate and Prudential Insurance Co. The expanded Kuilima Resort is planned to be phased over a period 22 years and will comprise of the following:

1. Resort Hotels with supporting recreational and commercial facilities.
 - a. Six hotels with 4200 hotel rooms are proposed west of the existing hotel; three on Kawela Bay and three on Turtle Bay with a resort/shopping complex containing approximately 100,000 square feet of

- commercial area in between.
- b. The existing 487 room hotel is planned for a 500 room addition.
- c. Ultimate development, by the year 2000, is anticipated to be about 5200 rooms in seven hotels.

2. Resort Residential (apartments and single-family)

- a. 1500 luxury beachfront condominiums and 225 single-family lots are proposed makai of the existing golf course.
- b. The combined total of existing condominiums and resort residential lots would be about 1900 luxury condominiums and 250 resort residential lots.

3. Community Residential (single-family and townhouses)

- a. Housing to serve local housing needs, including employee housing, would be located mauka of the existing golf course. 350 townhouse units and 125 single-family lots are proposed.
- b. All future residential units are proposed for development and sale in fee.

4. In addition, there will be a second 18-hole golf course, with central clubhouse, 4 beach parks, a tennis "ranch" and various other recreational and support facilities.

Urban infrastructure could have to be constructed. These include water supply, sewage facilities, drainage facilities, parks and recreational facilities, and grading.

KUNIA GENERAL AVIATION AIRPORT, KUNIA, OAHU, State Dept. of Transportation, Air Transportation Facilities Division

Previously reported on Nov. 23, 1977.

Contact: Belt, Collins and Associates, Ltd.
745 Fort St., Rm. 514
Honolulu, Hawaii 96813

Contact: Owen Miyamoto
State Dept. of Transportation
Air Transportation Facilities Division
Honolulu International Airport
Honolulu, Hawaii 96819

Deadline: January 7, 1978

REZONING REQUEST FOR MILILANI TOWN, PHASE V, WAIPIO, OAHU, Mililani Town Inc./Dept. of Land Utilization, C&C of Honolulu

Deadline: December 23, 1977

The rezoning of 476 acres of land at Waipio would bring the total zoned acreage of Mililani Town to about 1,800 acres. This would be about one-half of the 3500+ acres designated for potential development. The parcels involved are identified as Tax Map Keys 9-4-05: portion of 3, & 27; 9-5-01:11 portion of 8, 10, 16: and 9-5-03:1. The expansion of Mililani Town (sixth increment) include the construction of 3,000 low and medium density residential units on 289 acres designed to meet demand for moderate and middle price homes. There are also plans for a town center on 46 acres for commercial and public facilities. In addition, approximately 100 acres would be left as natural open space and 40 acres would be developed for park use. About 6 of these acres would be set aside for an elementary school site.

MAUI VACUUM COOLING PLANT ADDITION, OMAOPIO, MAKAWAO, MAUI, State Dept. of Accounting and General Services

Previously reported on Nov. 23, 1977

Contact: Henry Yasuda
State Dept. of Accounting and General Service, Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 23, 1977

MAUI COMMUNITY COLLEGE STUDENT HOUSING, KAHULUI, MAUI, State Dept. of Accounting and General Services

Previously reported on Nov. 23, 1977.

Contact: Stanley Shin
State Dept. of Accounting and General Services, Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 23, 1977

RIFLE RANGE, UKUMEHAME, LAHAINA, MAUI, Dept. of Public Works, County of Maui

Previously reported on November 8, 1977.

Contact: Stanley Goshi
Dept. of Public Works
Kalana O Maui
Wailuku, Hawaii
Phone: 244-7771 or 244-7846

Contact: Dept. of Land Utilization, C&C of Hon.
650 S. King St.
Honolulu, Hawaii 96813
Attn: Lorrie Chee

Deadline: January 7, 1978

Deadline: December 8, 1977

SELECTION OF CRESTVIEW ELEMENTARY SCHOOL SITE, WAIPO, OAHU, State Dept. of Accounting and General Services

Previously reported on November 8, 1977

Contact: Henry Yasuda
State Dept. of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810
Phone: 548-5742

Deadline: December 8, 1977

ENVIRONMENTAL IMPACT STATEMENTS

Environmental Impact Statements listed are available for review at the following public depositories: Environmental Quality Commission Office; Legislative Reference Bureau; Sinclair Library, State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului, and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated with project description).

KEKAHA GAME MANAGEMENT AREA NOXIOUS SHRUB CONTROL PROJECT, KAUAI, State Dept. of Land and Natural Resources, Division of Fish and Game

This project involves a one-time application of herbicides to control noxious shrubs, primarily lantana (Lantana camara) and aalii (Dodonaea ariocarpa) in the Kekaha Game Management Area. The total project area consist of 500 acres, consisting of specific target sites ranging between 5 and 75 acres each, which will be sprayed with herbicides by spray helicopter. Two hundred acres, predominantly infested with lantana will be sprayed with 1 lb. Tordon plus 4 lbs. 2, 4-D (dischlorophenoxyacetic acid) in ten gallons of water per acre. Three hundred acres, predomi-

nantly infested with aalii, will be sprayed with 4 lbs. of 2, 4-D in 10 gallons of water per acre. Drift control measures including drift suppressants, wind speed limitations and specialized spray equipment will be employed.

EIS also available at Hanapepe, Kapaa, and Waimea Branch Libraries.

Deadline for Comments: January 7, 1978.

PROPOSED IMPROVEMENTS OF HAMAKUA DRIVE AND RELATED STREETS SERVING THE KEOLU-ENCHANTED LAKE AREA, KAILUA, OAHU, Dept. of Public Works, C&C of Honolulu

This action which is designed to facilitate traffic movements to and from the Keolu-Enchanted Lake area will comprise of one or more projects identified as the improvements of: 1) Kailua Rd. between Hahani St. to Wanaao-Awakea Rd., 2) Wanaao Rd. from Awakea Rd. to Auwina St., and 3) Hamakua Dr. between Hahani St. to Akoakoa St. The improvements of Kailua Rd. from Hahani St. to Wanaao-Awakea Rds. will consist of four traffic/parking lanes approximately 2,000 ft. long. The Wanaao Rd. from Kailua/Awakea Rds. to Auwina St. improvements will consist of two traffic lanes for a distance of approximately 1,900 ft. The dangerous road curve at the junction of Wanaao and Kakahiaka may be replaced by a flatter curve. Improvements of Hamakua Dr. from Hahani St. to Akoakoa St. will include four traffic lanes and two bike lanes for a distance of approximately 1,850 ft. A 210 ft. long bridge structure over Kawainui Stream will also be constructed for this portion of the project. The project also includes other improvements such as pavements, curbs, gutters, sidewalks, driveways, street lights, storm drains, and adjustment to the existing sewer and water lines.

EIS also available at Kailua and Kahuku Branch Libraries.

Deadline for Comments: January 7, 1978

INTERSTATE ROUTE H-3, HALAWA INTER-
CHANGE TO THE HALEKOU INTERCHANGE,
OAHU, State Dept. of Transportation,
Land Transportation Facilities

Division and U.S. Dept. of Trans-
portation, Federal Highway Adminis-
tration (*draft Supplement*)

EIS is available at the following
libraries: State Main Branch,
Kaneohe Regional, Pearl City Regional,
Kailua Branch, Aiea Branch, and
Kalihi-Palama Branch. Also availa-
ble at the following offices:

1) U.S. DOT FHA, Rm. 119, 300 Ala
Moana Blvd., Honolulu, 2) State
DOT, 869 Punchbowl St., 4th Floor,
Honolulu, 3) OEQC, 550 Halekauwila
St., Rm. 301 Honolulu.

Deadline for Comments: Jan. 6, 1978

Please send a copy of your comments
to:

1. Ralph Segawa
Federal Highway Administration
U.S. Dept. of Transportation
Box 50206
Honolulu, Hawaii 96850
2. Office of Environmental Quality
Control (OEQC)
550 Halekauwila St.
Room 301
Honolulu, Hawaii 96813

Requests for copies of the Final
Supplemental EIS should be made to
Ralph Segawa of the FHA at the above
address.

MAKUA-KAENA STATE PARK, MAKUA-KAENA
POINT, OAHU, State Dept. of Land
and Natural Resources, Division of
State Parks

Previously reported on Nov. 23, 1977.

EIS also available at Waianae,
Waialua, and Ewa Beach Community-
School Libraries.

Deadline for Comments: Dec. 23, 1977

NAWILIWILI CORAL FILL INDUSTRIAL
SUBDIVISION, NIUMALU, KAUAI, State
Dept. of Land and Natural Resources

Previously reported on Nov. 23, 1977.

EIS also available at Hanapepe, Kapaa,
and Waimea Libraries.

Deadline for Comments: Dec. 23, 1977

HONOLULU STADIUM STATE PARK, HONOLULU,
OAHU, State Parks Division, Dept. of
Land and Natural Resources

Previously reported on November 8,
1977.

EIS also available at McCully-Moiliili
and Manoa Libraries.

Deadline for Comments: Dec. 8, 1977

POHOIKI BAY NAVIGATION IMPROVEMENTS
PROJECT, POHOIKI BAY, HAWAII, U.S.
Army Engineer District, Honolulu
(*National Environmental Policy Act
only*)

Previously reported on Nov. 23, 1977.

EIS also available at Pahoa Community
School and Keaau Libraries.

Deadline for Comments: Dec. 12, 1977

KOOLAULOA HOUSING PROJECT AND SEWAGE
TREATMENT PLANT, KAHUKU, OAHU, Dept.
of Public Works, C&C of Honolulu
(Revised)

The project comprise of a 300-lot
residential subdivision including a
district park site and a sewer
system that is intended to replace
the existing Kahuku plantation homes
and to meet the low-income housing
market in the Koolauloa District.
The City and County of Honolulu
proposes to acquire 57.3 acres of
former sugar cane lands and a portion
of the village land. Approximately
50 acres of the site will be subdivided
for single family residential
development including an access
road. Seven and three-tenths acres
of the site will be set aside for

park purposes. Modifications from City Standards are as follows: a) reduce lot size below 5,000 sq. ft.; b) use of zero lot line concept where recommended; c) eliminate curbs, gutters, sidewalks, and driveway aprons; d) install overhead utilities, and e) override present zoning.

Revised EIS also available at Kahuku and Waialua Branch Libraries and Leeward Community College Library.

Status: Accepted by the Mayor of the City and County of Honolulu (Dept. of Land Utilization, C&C of Honolulu) on November 30, 1977.

KE-AHOLE AGRICULTURAL PARK, KE-AHOLE, NORTH KONA, HAWAII, State Dept. of Agriculture. (Revised)

The State Dept. of Agriculture plans to develop in two phases a 209 acre agricultural park within the confines of a 2,608 acre parcel of state-owned land located approximately 6 miles north of Kailua, Kona, and one mile south of Ke-ahole Airport. The area will be subdivide into 5- to 15- acre leasehold plots for the cultivation of decorative plants, foliage, and other crops primarily in shade houses. The project will be phased according to the availability of water. Phase I involves the development of 66 acres of which 52 acres will be cultivated. Phase II will be developed when the water transmission line is improved. Residences for the farmers may be constructed on each plot or, in phase II only, on individual 10,000 sq. ft. lots at a village center. Additional land will be set aside for a processing and distribution center and research work. Roads, electrical, communication, and sewer systems will be provided in phase I and will be extended in phase II.

Revised EIS also available at Kailua-Kona and Kealakekua Branch Libraries.

Status: Currently being processed by the State Office of Environmental Quality Control.

HILO BAYFRONT HIGHWAY HILO, HAWAII, U.S. Dept. of Transportation, Federal Highway Administration and State Dept. of Transportation, Land Transportation Facilities Division (Final)

The highway improvement will consist of the widening of the existing Kamehameha and Kalaniana'ole Avenues into a four to six lane divided highway. The project approximately 1.3 miles in length, will begin west of the Wailoa River and end at the Kuhio Wharf at Hilo. A new bridge structure will replace the existing Wailoa River bridge. The proposed bridge span of 150+ ft. is an increase from the existing span of 80 ft. Space provision for a bike way have been provided for the segment of the alignment between Kanoelehua Ave. and the Kalaniana'ole/Silva St. junction and for the Wailoa Bridge crossing.

Final EIS also available at Honokaa and Laupahoehoe Branch Libraries.

Status: Currently being processed by the State Office of Environmental Quality Control

NEGATIVE DECLARATIONS

A Negative Declaration is a determination by a proposing or approving agency that a proposed action does not have a significant effect on the environment and therefore does not require an EIS (EIS Regs. 1.4p). Publication in the Bulletin of a Negative Declaration initiates a 60 day period during which litigation measures may be instituted. Copies are available upon request to the Commission. Comments may be made and sent to the proposing agency or approving agency. The Commission would appreciate receiving a carbon copy of your comments.

TEMPORARY BEACHING OF COMMERCIAL SEA CRAFT, KANA AND NA PALI AREA, State Dept. of Land and Natural Resources

This action involves the use of State owned shorelands for temporary beaching of commercial sea craft (Inflatable boats), called zodiacs, in conjunction with recreational activities affecting portions of the Na Pali area. Na Pali Zodiac, the company requesting this use, provides beach drops to remote areas, namely Kalalau, Honopu, and Milolii. The company also provides expeditions to the listed areas, including rides into the sea caves.

GRAZING OF LIVESTOCK, PULAA, KILAUEA, State Dept. of Land and Natural Resources

Boy Akana Fisheries is requesting the use of 205 acres of State-owned lands, identified by TRK's 5-1-02:4 and 6, for grazing of livestock. Pasture improvements, cross fencing, corral, and forest thinning programs will be included.

KUAI HIGH & INTERMEDIATE SCHOOL RENOVATIONS & IMPROVEMENTS TO FORMER KAUAI COMMUNITY COLLEGE SITE, LIHUE, State Dept. of Accounting and General Services

Renovations at the former Kauai Community College site include the conversion of the existing buildings into classrooms and a locker-shower facility. Other improvements include the demolition of the shop building and a garage and sitework to provide a play area and a play court.

CONSTRUCTION OF A NEW WAREHOUSE BUILDING, NAWILIWILI INDUSTRIAL DISTRICT, NAWILIWILI, State Dept. of Transportation

The project entails the construction of a "Stran" prefabricated metal warehouse building (60' x 75'), including portable cold storage, office, toilet and parking facilities.

A chain link fence will be built to enclose the site which is located between Wilcox Rd. and Subdivision Rd in the Nawiliwili Industrial District. The structure will be used for the storage and distribution of beer.

WAPAIE

MAKAPALA-KOOKEA WATER SYSTEM, NORTH KOHALA WATER SYSTEM DEVELOPMENT, PHASE II, NORTH KOHALA, Dept. of Water Supply, County of Hawaii

The Makapala-Kookea Water System will be an extension of the present North Kohala Water System and will provide water service from Kokoiki to Niulii and include all the villages in between: Hawai, Honomakua, Kapaau, Halaula, Halawa, and Makapala. The project involves the installation of 16,000 lineal ft. of 6" ductile iron pipe and 4,000 lineal ft. of 8" pipeline starting from the end of the existing 6" water main of the Halaula water system and run along the State highway to Makapala and Niulii. The 8" pipeline will provide domestic service and fire protection for the 60 families residing in the area now. The distance covered by the North Kohala water system will be approximately nine miles along the State highway. Other improvements include the installation of fire hydrants, pressure and flow control equipment, service laterals, and a 100,000 gallon concrete storage tank. The project will replace the former plantation water system.

LINCOLN PARK IMPROVEMENTS, HILO, Dept. of Parks and Recreation, County of Hawaii

Existing facilities at the 1.346-acre Lincoln Park located on the corner of Ponahawai and Kinooie St. include a ballfield, tot-lot, and a restroom. Improvements to the park will include landscaping and construction of picnic cluster and walkway. Open areas, playground equipment and picnic facilities will also be provided.

The restroom-pavilion facility which also serves the tennis court complex located across Kinoole St. will also serve the tennis court complex located across Kinoole St. will also be improved.

CAHU

PARKVIEW GARDENS SUBDIVISION AND MANANA ELDERLY HOUSING, MANANA, PEARL CITY, State Dept. of Social Services and Housing, Hawaii Housing Authority

The proposed housing development will be undertaken as two separate projects which comprise of: 1) 100 duplex single-family units (Parkview Gardens Subdivision); and 2) 99 one bedroom apartment units (Manana Elderly Housing), which will be rented only to qualifying elderly or handicapped persons, plus a detached two-bedroom unit for the manager's quarters. The project site contains 14.782 acres of State-owned lands (TMK 9-7-24 portion of parcel 38) and is located off Waimano Home Rd. mauka of the Pearl City Elementary School. Both projects will require pre-emption to certain provisions of the City and County of Honolulu's General Plan and Comprehensive Zoning Code (CZC). The duplex subdivision will require lots smaller than that currently permitted for "Residential R-6" lots. The Elderly Housing will require an "Apartment A-2" Zoning with a height variance to permit construction of a six-story apartment building.

SUBDIVISION, KAHALUU, Gray, Rhee & Associates, Inc./State Dept. of Land and Natural Resources

Gray, Rhee & Associates, Inc. proposes to subdivide 169.31 acres of conservation lands identifiable by TMK 4-7-51:2 at Kahaluu. The subdivision will be for inter-company conveyance of the portion of land behind that designated for urban use and to facilitate ownership and control.

PALOLO PROJECT, HONOLULU, State Dept. of Social Services and Housing, Hawaii Housing Authority

Five one-story, single family dwellings are planned for construction on a land parcel consisting of 20,427 sq. ft. The project site is located on 10th Ave. in Palolo between Kaalani Pl. and Ahe St. The development will require pre-emption of the cluster zoning requirement since it exceeds the maximum unit (4) permitted for this parcel. Also to be pre-empted is the C&C of Honolulu Park Dedication Ordinance.

ADDITIONAL RENOVATIONS AND DRIVEWAY, KAIMUKI INTERMEDIATE SCHOOL, HONOLULU, State Dept. of Accounting and General Services

The project include ventilation improvements to an existing office area and construction of a service driveway next to the existing library at Kaimuki Intermediate School.

INFORMAL PUBLIC DISCUSSION

HANAMAULU-AHUKINI CUTOFF ROAD, ISLAND OF KAUAI

The State Dept. of Transportation has scheduled an informal public discussion at 7:30 p.m. on Dec. 15, 1977 at Wilcox Elementary School, Lihue, Kauai, for the proposed Hanamaulu-Ahukini Cutoff Road. The purpose of the meeting will be to inform the public of the planning studies for the proposed roadway, to solicit comments from the affected parties, and to further involve the public in the planning process.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The following documents have been filed with the City and County Department of Utilization pursuant to Ordinance 4629, relating to the Interim Shoreline Protection District for Oahu. The projects below are located within the Special Management area of Oahu.

NEGATIVE DECLARATION

DEMOLITION AND REPLACEMENT OF EXISTING CHURCH SOCIAL HALL, HAUULA, Hauula Congregational Church

The project involves the demolition of the existing Hauula Congregational Church social hall and replacement with another of similar scale and location. The site is approximately 72,000 sq. ft. and fronts the mauka side of Kamehameha Hwy. in Hauula. A sewage disposal study is being required.

ENVIRONMENTAL QUALITY COMMISSION
550 HALEKAUWILA STREET
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HONOLULU, HAWAII 96813

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