



ENVIRONMENTAL QUALITY COMMISSION

550 HALEKAUWILA ST., ROOM 301, HONOLULU, HAWAII 96813 PH: (808) 548-6915

Volume VII

October 8, 1981

No. 19

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require environmental impact statements. Anyone can be consulted in the preparation of the EIS's by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

KANEOHE-KAILUA WASTEWATER FACILITIES PLAN, KANEOHE-KAILUA, OAHU, Dept. of Public Works, City and County of Honolulu

The objective of the Wastewater Facilities Plan is to present alternatives for treatment facilities which will optimize system cost-effectiveness. The project site will be in the Kaneohe-Kailua area, TMK:4-2,4-3, 4-4,4-5, and part of 4-6. The study focuses primarily on treatment processes and facilities at the Kaneohe Sewage Treatment Plant (STP) and Kailua STP. The plan examines opportunities in the collection system for improved management, such as flow reduction and energy conservation. Also included are the broader aspects of the entire wastewater management system in Kailua and Kaneohe.

Contact: Dennis Kaneshiro
Division of Wastewater Management
Dept. of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Telephone: 523-4067

Deadline: November 7, 1981.

REZONING REQUEST FROM AG-1 AND P-1 TO A-1, MILILANI TOWN, EWA, OAHU, Mililani Town, Inc./Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to develop approx. 330 dwelling units on a 55+-acre parcel of land, previously used for agricultural purposes (i.e., two reservoirs and sugar cane cultivation). Approx. 30 acres of the proposed project site are zoned AG-1 Agricultural District and 24 acres are zoned P-1 Preservation District. The applicant desires to rezone the project site to A-1 Apartment District. The greater portion of the parcel between Waiahole Ditch and the drainage canal on the southern boundary of the site, approx. 41.5 acres, will be developed as a cluster development with an estimated density of 4.5 units per acre, for a total of 186 dwelling units. Approx. 9 acres north of Waiahole Ditch will be developed as a luxury townhouse area, with an estimated density of 16 units per acre, for a total of 144 dwelling units. The remaining acreage of the proposed project site consists of the "Nile River" drainage canal on the south boundary (3.2 acres) and the Waiahole Ditch (1.0 acre). The site is located on the northwest boundary of the Mililani Town development, north of Lanikuhana Ave., TMK:9-5-01:5,62.

Contact: Gene Ferguson
Mililani Town, Inc.
130 Merchant Street
Honolulu, Hawaii 96813
Telephone: 548-4811

Deadline: November 7, 1981.

WAIANAЕ AGRICULTURAL PARK, WAIANAЕ, OAHU,
Dept. of Agriculture

Contact: Mr. Seiko Shiroma
Department of Agriculture
1428 South King Street
Honolulu, Hawaii 96814
Telephone: 548-7137

The State Department of Agriculture has determined to make suitable rural public land available for diversified agriculture, with lot sizes adequate to permit economies of scale. The 150-acre project site will be improved by the State Dept. of Agriculture and then subdivided for a variety of agricultural uses. Telephone, electricity, and possible street lighting will be provided as an overhead system. Sewer service will not be available. Drainage and water systems will comply with County standards. A new access road will be constructed to connect Waianae Agricultural Park with Piliuka Place. Internal roadways will consist of a 20-foot wide asphaltic concrete pavement with 12-foot wide grassed shoulders. Culverts designed to accommodate flows from a fifty-year storm will be used beneath the access road where it crosses the Kawiwi Stream channel. Improvement costs will depend on the number and configuration of lots contained in the agricultural subdivision. As currently planned, the agricultural subdivision could accommodate poultry farms, wine farms, and nurseries. Farm residences may be permitted in association with agricultural uses. Lot sizes will comply with the Honolulu Comprehensive Zoning Code. Lots on which piggeries might be located will need to be rezoned from AG-1 to AG-2. To ensure water supply to the agricultural park, the State Department of Land and Natural Resources has constructed an off-site well. It is intended for the County Board of Water Supply (BWS) to operate and maintain the well. This well will be covered in a separate EIS. The park site is located at the northern edge of the valley approx. 1.5 miles inland from Pokai Bay and Waianae Town. Access to the site is by Waianae Valley Road and Piliuka Place. The area surrounding the site is primarily used for diversified agriculture and single family housing developments. The site itself is part of a large tract of undeveloped State land now used for grazing of cattle. The project site is roughly one mile in length, averages about 1,000 ft. wide, and encompasses an area of approx. 150 acres. The property is a portion of TMK:8-5-06:4.

Deadline: November 7, 1981.

CONVERSION OF 2-STORY BUILDING INTO
COMMERCIAL CONDOMINIUMS AND CONSTRUCTION
OF RESIDENTIAL CONDOMINIUMS, WAIKIKI, OAHU,
Westbury Holdings, N.V./Dept. of Land
Utilization, City and County of Honolulu

Previously reported September 23, 1981.

Contact: Wil Chee - Planning
820 Mililani Street, Suite 620
Honolulu, Hawaii 96813
Telephone: 533-6810

Deadline: October 23, 1981.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 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. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Commission would appreciate a copy of your comments.

KAUAI

GENERAL PLAN AMENDMENT FROM "RESORT" TO
"AGRICULTURAL," NUKOLII, KAUAI, Kauai
County Council/County of Kauai Planning
Dept.

The Kauai County Council has initiated this General Plan Amendment change from "Resort" to Agriculture" at the request of the Save Nukolii Committee. The property is identified as TMK:3-7-03:7 (Lot 1-G) and contains an overall area of 33.921 acres. It is located approx. 1,7000 ft. east of east of Kuhio Hwy. abutting Hanamaulu Beach Villas to the north.

OAHU

AFTER-THE-FACT SHORELINE SETBACK VARIANCE FOR POOL, DECK, FENCE/WALL, RAILING, AND STAIRWAY, HALEIWA, OAHU, James W. Brady/ Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to obtain an after-the-fact Shoreline Setback Variance to retain a pool, deck, fence/wall, and a stairway within the 40-ft. shoreline setback area. He also proposes to construct a 120-ft. cement cap and pipe railing atop the existing wall. In addition, the applicant proposes to replace the existing wood gate with a cement gate. The site is located at 61-499 Kamehameha Hwy., TMK:6-1-08:21.

AFTER-THE-FACT SHORELINE SETBACK VARIANCE, MAUNALUA AVENUE, HAWAII KAI, EAST HONOLULU, OAHU, Bernice P. Bishop Estate/Dept. of Land Utilization, City and County of Honolulu

The applicant is applying for an after-the-fact Shoreline Setback Variance for clearing, grubbing, grading and landscaping activities, and portions of 5 patio slabs, undertaken within the 40-ft. Shoreline Setback Area. The proposed site contains an area of approx. 1.6+ acres. It is located at Maunalua Avenue (115A-D, 117A-D, 123A-D, 125A-F), TMK:3-9-07:6, 17-23.

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION OF PRIVATE LAND, TANTALUS, OAHU, Dr. and Mrs. Adrian Brash/Dept. of Land and Natural Resources

The applicant proposes to consolidate 5 lots with a total area of 5.16 acres and resubdivide it into 5 one-acre lots. The property is located on the west side of Tantalus Drive at TMK:2-5-18:19.

DEVELOPMENT OF A 218 UNIT LOW-RENT HOUSING PROJECT ON KALAKAUA AVENUE, HONOLULU, OAHU, Hawaii Housing Authority

Previously reported on February 23, 1981.

The previously submitted negative declaration described a 218 unit low-rent housing project on Kalakaua Avenue. Subsequent to this submittal and during the design of the project, an additional 3 units were

added for a total of 221 units. The unit distribution is now 127 one-bedroom units; 58 two-bedroom units; and 36 three-bedroom units. The project site is located on the ewa side of Kalakaua Avenue between King Street and Kanunu Street, TMK:2-3-19:4.

OPPORTUNITIES FOR THE RETARDED INC.'S AGRICULTURE COMMUNITY CENTER FOR RETARDED ADULTS, HELEMANO, POR. WAIALUA, OAHU, Building Department, City and County of Honolulu

The proposed project entails the construction of Agriculture Community Center facilities which will accommodate working space for a maximum of 120 adults. The housing space will accommodate 60 adults in five detached dwellings of six units each. The objectives of this project are to provide on-the-job agricultural training and housing for retarded adults living in Hawaii and to consolidate all of Opportunities for the Retarded Inc.'s activities at a common site. The site is designated for agricultural use on the State Land Use Map and zoned agricultural (AG-1). Construction of an agricultural community center on the site is permitted under these regulations. Its proximity to town is approx. 2½ miles north of Wahiawa town and 440 east from Kamehameha Hwy., TMK:6-4-03:2.

REZONING AND CONSTRUCTION OF COMMERCIAL BUILDING, KAWAIILOA, HALEIWA, OAHU, Dean A. Taha/Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to rezone a 13,068 sq. ft. parcel from R-6 Residential District to B-1 Neighborhood Business District and to construct a single-story commercial building to house 4 retail shops. The DLUM was changed from Agriculture to Commercial on February 4, 1980. Any DLUM change granted after June 15, 1974 which results in a designation other than agriculture, conservation, or preservation must be assessed according to the provisions of Chapter 343, HRS. Since the project falls within the SMA, it must also be reviewed according to the guidelines and provisions of Ordinance No. 4529 as amended. The building will be 80 ft. long by 28 ft. wide and 15 ft. high. Four 560 sq. ft. retail shops will be housed in the building. The project site is located in Waialua at 66-556 Kamehameha Hwy., TMK:6-2-7:31.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR COMMERCIAL AGRICULTURAL USE OF STATE-OWNED PROPERTY, UKUMEHAME, LAHAINA, MAUI,
Pioneer Mill Co., Ltd./Dept. of Land and Natural Resources

The proposed project is for the conversion of State-owned undeveloped land within the Conservation District into land suitable for sugar cane cultivation. The total area to be encumbered is 294.522 acres. Excluded from this parcel is a silting basin (14.463 acres). Of the total area, approx. 92 acres is within the Conservation District. The site lies approx. 2.5 miles east of Olowalu Village and immediately mauka of the Honoapiilani Hwy., TMK:4-8-02:2 (por.).

UPGRADING AND CODE DEFICIENCY CORRECTION OF KULA HOSPITAL, KULA, MAUI, Dept. of Accounting and General Services for the Dept. of Health

The present Kula Hospital Complex has been cited for several code deficiencies. These deficiencies include a major violation of the Life Safety Code which may result in decertification of one of the health care programs at Kula. It is the intent of this project to correct these code deficiencies at Kula and to renovate the facility such that the facility will meet the minimum hospital physical standards as required by the Uniform Building Code, Public Health Regulations, Life Safety Code, and other state and federal health care regulations. Included in the project will be an addition of approx. 8,000 sq. ft. This addition is for the mental retardation program and will be located next to the hospital annex.

HAWAII

IMPROVEMENTS TO THE KING KAMEHAMEHA III BIRTHSITE MEMORIAL, KEAUHOU, NORTH KONA, HAWAII, Kamehameha Investment Corp./Hawaii County Planning Dept.

The Kamehameha Investment Corporation has submitted a Special Management Area Minor Use Permit application for the reconstruction of the rockwalls and a footpath at the site of the King Kamehameha III Birthplace

Memorial. While the proposed improvements are part of the overall Kamehameha Investment Corporation's hotel-resort development, the project site is separate and thereby warrants a separate Special Management Area Use Permit. The specific site of the King Kamehameha III Birthplace Memorial is owned by the Daughters of Hawaii and is marked by a boulder, the Kauikeanoli Stone. With the advise and consent of the Daughters of Hawaii, the Kamehameha Investment Corporation proposes the following improvements to the site: The rockwall enclosure to be rebuilt around the birthplace site will not exceed 3 ft. in height and 2 ft. in width varying to suit the terrain. The footpath will consist of Ili'ili pebbles. The King Kamehameha III Birthsite Memorial is listed on the National Register of Historic Places and is located at Keauhou 1 and 2, Beach section, North Kona, Hawaii. It is located makai of Ali'i Highway and the Keauhou Kona Golf Course, at the head of Keauhou Bay and the small boat harbor. The site contains approx. 1,525 sq. ft. and is located at TMK:7-8-12:17.

KEAAU (ILWU) COMMUNITY CENTER IMPROVEMENTS, KEAAU, PUNA, HAWAII, Dept. of Parks and Recreation, County of Hawaii

The County of Hawaii is proposing to improve the ILWU Hall in Keaau by reroofing; removing architectural barriers; repairing electrical and plumbing problems; and doing interior repairs and renovations. The ILWU Hall is owned by W.H. Shipman, Ltd. and is leased to the ILWU. Negotiations between the ILWU and Shipman trustees for a long term lease (20 years) of the hall are underway and if the lease is approved, the ILWU will transfer control of the facility to the County of Hawaii for operation as a community center facility. With a Community Development Block Grant of \$75,000, the County will attempt to correct deficiencies such as substandard electrical wiring and fixtures, structural damage caused by termites and water, and areas inaccessible to the handicapped. The need for a community center facility is acknowledged by the County, however, the lack of funds has prevented its development. Improvements to and public control of the hall will partially alleviate the need for this type of facility. This particular facility was selected because of its central location in the Keaau Village area, adjacent to the existing 30-unit elderly

housing complex developed by the Hawaii Housing Agency and to the Keaau Civic Center complex, where governmental services are available. The site is located at TMK:1-6-143:18. The improvements proposed by the County will be in compliance with existing County zoning (residential) and general plan land use (medium density urban) designations. Upon completion of these improvements, operation of the facility will become the responsibility of Department of Parks and Recreation.

KONA MAGIC SANDS CONDOMINIUM, KAILUA-KONA, HAWAII, Ben Harlow, Kona Magic Sands Condominium/Hawaii County Planning Commission through the County of Hawaii Planning Dept.

Kona Magic Sands Condominium is comprised of 37 residential units in a 3-story structure with related improvements which include a swimming pool and a restaurant cocktail lounge. The proposed improvements consist of removing approx. 1,100 sq. ft. of metal roof and replacing it with reinforced concrete. In addition, approx. 115 lineal ft. of mansard, 4 ft. high, will be constructed along the edge of the new roof. The construction site will be 18 ft. above ground level over the existing second floor lanai. Kona Magic Sands Condominium is situated on 42,352 sq. ft. of land, midway between the resort developments of Kailua Village and Keaou Bay. The irregular shaped lot is approx. 335 ft. long and 130 ft. wide with 525 ft. of shoreline. The entire parcel has been fully developed during the construction of the condominium which included grading, filling, and landscaping. The project site is on the makai side of Alii Drive in Pahoehe 2nd, North Kona, Hawaii (TMK:7-7-08:22).

NORTH KONA PISTOL RANGE, HONOKOHAU 1, NORTH KONA, HAWAII, Hawaii County Police Dept.

The Hawaii County Police Dept. proposes the establishment of an outdoor pistol range on approx. 2 acres of land area in Honokohau, North Kona. The proposed site is a portion of a 631.5-acre parcel owned by Lanihau Corporation, TMK:7-4-08-13. This site is located approx. 1 mile mauka of Queen Kaahumanu Highway. The existing County zoning is unplanned. The area is

designated extensive agriculture by the County's General Plan. It is also within the State Land Use Agricultural District, thus a special permit must be secured. The proposed site is presently vacant and is within a depressed area which was formerly utilized as a quarry. No structures are planned and pistol firing will be directed into a dirt and stone embankment 50-60 ft. in height to prevent ricocheting. The total number of persons utilizing the range will vary, but will be restricted to police personnel control at all times.

PAAUILO COMMUNITY CENTER IMPROVEMENTS, PAAUILO, HAMAKUA, HAWAII, Dept. of Parks and Recreation, County of Hawaii

The County of Hawaii is proposing the following improvements at the Paauilo Community Center: construction of a service roadway to accommodate vans transporting wheelchair-bound persons; construction of a paraplegic ramp to the center; construction of cabinet space; and construction of a roof over a lanai area to provide additional space for recreational activities. The project will be funded through a \$50,000 Community Development Block Grant. The Paauilo Community Center, along with the adjacent gymnasium, is operated by the Department of Parks and Recreation, County of Hawaii. The site is leased from the Davies Hamakua Sugar Company. The lease, covering the 3.572 acre site identified as TMK:4-3-01:13, is in effect until December 1, 1993 and is renewable on a year to year basis thereafter until terminated by either party. The proposed project will be in compliance with existing County zoning (open) and general plan land use (low density urban) designations.

RENOVATIONS TO THE NAALEHU CLUBHOUSE FACILITY, NAALEHU, KA'U, HAWAII, Hawaii County Office of Aging

The Hawaii County Office of Aging has been awarded federal funds through HUD's Community Planning and Development Small Cities Program for needed renovations to the Naalehu Clubhouse facility. The proposed renovations will include the following:

1. Re-roofing;
2. Modifications to restroom facilities to comply with paraplegic requirements;
3. Partitioning for office space, storage;
4. Electrical repairs and modifications to comply with codes;

5. Add double doors to rear of facility, install ramp with required extended roof;

6. Installation of additional storage;
7. Installation of stainless steel sinks, counter, and ventilation for stove.

These proposed renovations and repairs will allow continued use of the facility by the community and will also establish a senior center. Programs and services to the elderly will be provided and the renovations will also enable handicapped persons to utilize the facility. The facility to be renovated is on the State inventory of historic places and is located in the rural community of Naalehu in the district of Ka'u, census track 212, TMK:9-5-21:24.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton 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 by project description).

EIS AVAILABLE FOR COMMENT. Comments on the following EIS may be sent to: 1) the accepting authority; and 2) the proposing agency (indicated on the EIS routing slip). Please note the deadline date for submitting written comments on the EIS.

MAKENA ROAD, MAKENA, MAUI, Dept. of Public Works, County of Maui

The County of Maui proposes to construct a two-lane, undivided road between the southern terminus of Wailea Alanui Drive and a point just north of Paako Point, south of Puu Olai. To be called Makena Road, it will span a distance of approx. 3.6 miles. The objectives of the project are:

1. To provide a highway that will meet current and future transportation requirements of the region.
2. To promote motoring safety by eliminating the substandard conditions and hazards of the existing road.

3. To provide an easement for the extension of the Central Maui Water Transmission System.

The proposed project will be funded by the County and private land owners in the area, and the total cost is estimated at \$9.85 million in 1981 dollars. The project would be constructed in three increments. Increment I construction would commence in 1982; start-up times for Increments II and III have not been determined.

This EIS is also available for review at the Kahului, Lahaina, and Makawao Branch Libraries.

Deadline: November 7, 1981.

KAHALUU WELL, KAHALUU, KOOLAUPOKO, OAHU, Board of Water Supply, City and County of Honolulu

Previously reported August 23, 1981.

This EIS is also available for review at the Kailua Branch Library and the Waimanalo Community-School Library.

Note: The deadline date for comments has been extended from September 22, 1981 to October 22, 1981.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

KAILUA-KONA SEWERAGE SYSTEM PHASE IV (NORTHERN ZONE) (REVISED), KAILUA-KONA, HAWAII, Dept. of Public Works, County of Hawaii

Previously reported August 8, 1981.

This EIS is also available for inspection at the Kailua-Kona, Kealahou, and Holualoa Branch Libraries.

Status: Accepted by Governor Ariyoshi on September 22, 1981.

MAHUKONA RESORT (REVISED), NORTH KOHALA, HAWAII, Mahukona Properties/Hawaii County Planning Dept.

Previously reported September 8, 1981.

This EIS is also available for inspection at the Bond Memorial Library in Kohala (2 copies), the ~~Thelma Parker Memorial Library~~ in Kamuela, and the Kailua-Kona Library. Room 131, Honolulu, and at the Department of Land and Natural Resources' offices in the State Office Buildings at Wailuku, Maui; Lihue, Kauai; and Hilo, Hawaii.

Status: Accepted by the County of Hawaii Planning Dept. on September 22, 1981.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with the City and County of Honolulu Department of Land Utilization pursuant to Ordinance 4529, as amended, relating to the Special Management Area (SMA) of Oahu. Contact the DLU at 523-4077 for additional information.

ALII LANDING CLUSTER DEVELOPMENT (REVISED), HEEIA, KOOLAUPOKO, OAHU, Guy Kearney Harrison/Dept. of Land Utilization, City and County of Honolulu

Revised Environmental Impact Statement

Previously reported September 8, 1981.

This revised EIS is also available for inspection at the Kailua, Waimanalo Community-School and Kahuku Community-School Libraries.

Status: Accepted by the Dept. of Land Utilization on September 28, 1981.

NOTICE OF BOARD MEETING FOR PUBLIC HEARING ON COMMERCIAL USE WITHIN THE CONSERVATION DISTRICT

The Board of Land and Natural Resources will hold a meeting for the purpose of a public hearing beginning at 7:00 p.m. on Thursday, October 22, 1981, in the H.G.E.A. David K. Trask Building Conference Room 205, 2145 Kaohu Street, Wailuku, Maui, to receive testimony on the following: Conservation District Use Application No. MA-3/1/82-1390 by AMFAC Sugar Company on behalf of Pioneers Mill Co., Ltd. for commercial agriculture use at Ukumehame, Lahaina, Maui.

Maps of the general location of the area under consideration are on file for inspection at the Department of Land and Natural Resources, 1151 Punchbowl Street,