



ENVIRONMENTAL QUALITY COMMISSION

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

Volume VIII

July 23, 1982

No. 14

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.

KALAHEO SANITARY LANDFILL, KAILUA, OAHU,
Dept. of Public Works, City and County
of Honolulu

Contact: Mr. Melvin Lee
Division of Refuse
Dept. of Public Works
City and County of Honolulu
650 S. King Street, 14th Floor
Honolulu, HI 96813
Telephone: 523-4774

Deadline: August 23, 1982.

PRINCEVILLE PHASE II, PRINCEVILLE, HANAIEI
DISTRICT, KAUAI, Princeville Development
Corp./County of Kauai Planning Dept.

Note: This preparation notice supersedes
the original notice published on
December 23, 1979.

Princeville Development Corporation (PDC) is the master developer of the Princeville resort. PDC is seeking a boundary amendment to the Kauai County General Plan, North Shore Development Plan, and the Kauai County Comprehensive Zoning Code to allow it to expand the resort development. The Princeville lands, comprising approx. 10,200 acres, are located in the Hanalei District on Kauai's north coast. Some of these lands are owned by PDC, and the rest have been sold to other developers or owners. Princeville Center, the existing commercial area, is 27 miles from Lihue and 8 miles from Haena, which is the entrance to the Na Pali Coast. PDC's plans for Princeville call for resort development makai of Kuhio Hwy. in two phases. The approx. 1,170 acres of land contained in the Phase II area of Princeville consist of relatively flat pasture lands intersected by steep gullies and are presently used for cattle grazing. PDC's general development program for Phase II calls for the improvement and subdivision of land for resort units

The City is proposing the immediate development of a sanitary landfill at Kalaheo (TMK:4-2-15:por. 1 & 6). Future plans for landfills to be implemented are in the following order: Auloa, Olomana and Bellows Field as a replacement for the Windward Sanitary Landfill. The proposed Kalaheo site is located west of Interstate Route H-3 and Kawainui Swamp, north of the new HC & D Kapaa Quarry, and south of the Mokapu Saddle Road in Kailua. The site is approx. 2,000 ft. northwest of the existing Kapaa Sanitary Landfill, across Interstate Route H-3. The project site is owned by Michael C. Baldwin Trust, John C. Baldwin Trust, James C. Castle, Jr. Trust and James C. McIntosh Trust with a small portion of the site leased by HC & D, Ltd. The site is unused and thick with vegetation. The State Land Use Designation for the site is Urban and Conservation (Subzones General and Limited). The City and County of Honolulu's General Plan designates the site as Agriculture and the zoning is P-1 (Preservation) and R-6 (Residential).

and single-family units. Also included are plans for the construction of parks and improved sites for public facilities such as a library or a medical clinic.

Contact: Nancy Jo Crammer
Belt, Collins and Associates
606 Coral Street
Honolulu, HI 96813
Telephone: 521-5361

Deadline: August 23, 1982.

CONSERVATION DISTRICT USE APPLICATION FOR THE KITANO HYDROELECTRIC PROJECT, KEKAHA, KAUAI, Kekaha Sugar Co., Ltd./ Dept. of Land and Natural Resources

Previously reported July 8, 1982.

Contact: Mr. Monte Scharbow
Kennedy/Jenks Engineers
1164 Bishop St., Suite 1400
Honolulu, HI 96813
Telephone: 924-0594

Deadline: August 7, 1982.

EXPANSION OF THE KUILIMA RESORT COMMUNITY, KAHUKU, KOOLAULOA DISTRICT, OAHU, Kuilima Development Co./Dept. of Land Utilization, City and County of Honolulu

Previously reported July 8, 1982.

Contact: Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96809
Telephone: 521-8391

Deadline: August 7, 1982.

KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Accounting and General Services

Previously reported July 8, 1982.

Contact: Mr. Peter Kimura
Public Works Division
Dept. of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810
Telephone: 548-3922

Deadline: August 7, 1982.

MAUNA KEA SCIENCE RESERVE MASTER PLAN, MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

Previously reported July 8, 1982.

Contact: University of Hawaii
Vice-President for Administration
2444 Dole Street
Honolulu, HI 96822
Attention: Louis Lopez

With a Copy to: Group 70
924 Bethel Street
Honolulu, HI 96813
Attention: Marilyn Metz

Deadline: August 7, 1982.

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.

OAHU

AFTER-THE-FACT SHORELINE SETBACK VARIANCE FOR A SEAWALL AND BOAT RAMP WITHIN THE SHORELINE SETBACK AREA, KANEOHE, OAHU, Henry and Bernadine Yim/Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to obtain an after-the-fact Shoreline Setback Variance to retain a portion of an existing seawall and boat ramp within the 40-ft. Shoreline Setback Area. The majority of the seawall and boat ramp are in the State Conservation Area; however, the portion within the 40-ft. Shoreline Setback Area is approx. 8 ft. long, 2 ft. high, and 2 ft. wide. The foundation of the wall is approx. 1 ft. above Mean Sea Level and is made of grouted lava rocks

and blue rocks. The portion of the boat ramp within the setback area is approx. 10 ft. wide by 18 ft. long. The ramp is nearly level with a 10-15 degree slope and has a thickness ranging from 12 inches on the mauka end to 3 inches on the makai end. The seawall was built in 1977 when the single-family residence was constructed. The total length of the wall is approx. 50 ft. long. The boat ramp was also built in 1977 and is approx. 30 ft. by 10-12 ft. The property, located at 46-185 Nahiku St., is identified by TMK:4-6-22:31.

CONSERVATION DISTRICT USE APPLICATION FOR DRAINAGE INTERCEPTOR DITCH AT PROPOSED SUBDIVISION, PALOLO, HONOLULU, OAHU, Palolo Estates Partnership/Dept. of Land and Natural Resources

The proposed project is located within Palolo Valley, TMK:3-4-11:135. The project site is situated along the base of the western slopes of Palolo Valley and is accessible via Gardenia Street. The project site is presently undeveloped; however, a subdivision application is currently being prepared for the site. A new 4-ft. wide concrete interceptor ditch will be constructed within a 10-ft. wide easement along the northwestern boundary within the State Conservation District of the site. The ditch will intercept the surface runoff entering the property from the Waahila Ridge forest reserve area and will divert it into the municipal system at Palolo Avenue and Kauhana Street. The ditch will vary in depth depending on topography and field conditions. The ditch will pass through and service 11 house-lots within the subdivision. A new 6-ft. high chainlink fence will be installed along the uphill side of the ditch. This dual purpose fence will act as a security fence to keep people and animals out of the ditch and as a safety fence to prevent property damage to the ditch and private property, or adjoining properties from any rocks or other material that might roll down from the ridge. The interceptor ditch will be maintained by the individual lot owners. Each lot owner will be responsible for that portion of the ditch falling within their property boundaries.

CONSERVATION DISTRICT USE APPLICATION FOR AN ELEVEN LOT SUBDIVISION OFF PALOLO AVENUE, PALOLO, HONOLULU, OAHU, Palolo Estates Partnership/Dept. of Land and Natural Resources

The proposed project is located within Palolo Valley, TMK:3-4-11:por. 135. The project site is situated along the base of the western slopes of Palolo Valley and is accessible via Gardenia Street. A portion of the site is designated by the State Dept. of Land and Natural Resources as Urban and the remainder is designated Conservation. The proposed project involves the subdivision of approx. 2.04 acres of land into eleven residential lots. Ten of these lots extends approx. 40 ft. into the Conservation District. The total area within the Conservation District is approx. 0.58 acre. The remainder of the project site is in the Urban District and has been zoned Residential (R-6) by the City and County of Honolulu. Dwelling units will be constructed on the urban designated lands. No improvements will be made within the Conservation District of each lot, except for a drainage cut-off ditch for which a separate CDUA has been prepared and filed.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION OF PROPERTY IDENTIFIED AS TMK: 6-9-01:05, WAIALUA, OAHU, Carlsmith, Carlsmith, Wichman & Case, Agents for Mokuleia Partners/Dept. of Land and Natural Resources

The applicant has made a request for the subdivision of Parcel 5, a roadway, into two lots for the purpose of conveying the first parcel of 2.232 acres to the State of Hawaii and the second parcel of 3.348 acres to the Federal Government. A deed of gift to the government named will be issued upon approval of the CDUA. Use of the parcel will not be affected by the proposed subdivision action.

CONSTRUCTION OF SIX-FOOT HIGH FENCE WITHIN THE FORTY-FOOT SHORELINE SETBACK AREA, KAHALA, OAHU, Lewis Geysler (Kobayashi & Ho, authorized agent)/Dept. of Land Utilization, City and County of Honolulu

The applicant is requesting a variance from Rule 13.3, Structure Not Permitted, of the Shoreline Setback Rules and Regulations.

A variance is necessary to allow a portion of a 6-ft. high fence, that will be enclosing the subject property, to encroach into the 0-ft. shoreline setback area. This portion of the fence is proposed to be constructed of wrought iron and will include rolling gates for access to the beach from the property. The property, located at 4767-D Kahala Avenue, is identified as TMK:3-5-6:9. The fence is part of a development proposal which involves the construction of a single-family dwelling, a swimming pool and a tennis court. Although the subject property lies entirely within the Special Management Area, the proposed development does not require an SMA Use Permit. The purpose of the proposed project is to provide privacy and security for the property owner.

RETAIL/COMMERCIAL SHOPPING MALL, KAILUA, OAHU, James W.Y. Wong/Dept. of Land Utilization, City and County of Honolulu

The applicant is requesting a zone change from A-3 Apartment District to B-2 Community Business District to develop a shopping mall with retail and commercial activities on two parcels of vacant land in Kailua.

The applicant is also required to obtain a Special Management Area Use Permit as the project site falls within the SMA. The 5.6 acres vacant parcel, identified as TMK:4-2-01:5, 56 is bounded by Hahani Street, Kailua Holiday Mart, Aoloa Street and Kaelepulu Stream. The proposed Hamakua Drive extension passes through the center of the parcel. Four buildings, no higher than 40 ft. will provide 111,626 sq. ft. of commercial and retail floor space. Parking will be provided throughout the remainder of the parcel. The conceptual plan submitted by the applicant summarizes the following commercial and retail activities:

- a. Single-story mall with a large retail store, garden shop, and 17 small specialty shops containing a total of 44,506 sq. ft.;
- b. Two-story financial and office building containing a total of 10,000 sq. ft.;
- c. Three-story office building and retail shops containing a total of 49,920 sq. ft.; and
- d. Single-story restaurant containing 7,200 sq. ft.

Approx. 314 parking spaces will be provided at street level.

UPGRADING AND MODIFICATION OF EXISTING DRAINAGE SYSTEM, KANEOHE, OAHU, Gray, Hong and Associates, Inc./Dept. of Land Utilization, City and County of Honolulu

The proposed drainage system improvements, to be located at 46-080 Lilipuna Road, RMK:4-6-01:34, are intended to mitigate impacts of water runoff from Puu-Alii Planned Development on adjacent property downslope of the development along Lilipuna Road, and on Kaneohe Bay water quality. The existing drainage easement consists of a partially blocked 18-inch culvert and an open unlined drainage channel. This existing channel has been filling in with sediment and rubbish, and has caused flooding on adjacent properties along Lilipuna Road during past heavy rainstorms. The proposal calls for construction of an open, reinforced concrete drainage channel, 40 ft. long, 6 ft. wide at the base, and 4 ft. high. This channel would be connected to a proposed 42-inch reinforced concrete pipe. The proposed pipe would be connected to drain inlets at Lilipuna Road, and drain lines from the Puu Alii Planned Development. At the outlet end of the drainage channel will be a sloping stone revetment, slanting down into Kaneohe Bay. This rip-rap revetment will serve to dissipate the energy of the runoff, and protect the base of the channel from scouring.

MAUI

COMFORT STATION AND FENCING IMPROVEMENTS AT LAHAINA BOAT HARBOR, JOB H.C. 4088, LAHAINA, MAUI, Dept. of Transportation, Harbors Division

The Lahaina Boat Harbor has an area of 80,000 sq. ft. and a capacity of approx. 93 small crafts. The existing comfort station, located adjacent to the Lahaina Small Boat Harbor, was constructed by the County of Maui in 1960. The proposed project consists of improving the existing comfort station by installing new toilet accessories (urinals, water closets, wash basins, etc.) and plumbing. This project will also include fencing to delineate harbor facilities from the County Park.

DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF OFFICE BUILDING, LAHAINA, MAUI, Mr. J.G. Vannoy, General Partner, VANCO Partners #1/County of Maui Planning Dept.

The applicant is proposing to demolish existing residential buildings and construct a one-story office building. The site is located within the Lahaina National Historic Landmark Boundary on the northerly makai corner of the intersection of Lahainaluna Road and Wainee Street, TMK:4-5-01:38. The project site is currently developed and contains a 2,372 sq. ft. single-family residence, a 147 sq. ft. storage shed that abuts the makai property boundary, and a 728 sq. ft. outhouse and garage at the rear of the residence abutting the north property boundary. The proposed office building will consist of approx. 5,000 sq. ft. of commercial space and will be of wood frame construction with a metal roof. Offstreet parking will be provided for 15 automobiles.

MOLOKAI

CONSTRUCTION OF A 310 FOOT SEAWALL AT WAVECREST CONDOMINIUM DEVELOPMENT, KEAWANUI, KAHANUI, MOLOKAI, Mr. Stephen Pitt for the Wavecrest Homeowner's Assn./County of Maui Planning Dept.

The applicant is proposing the construct a seawall revetment to be situated within the property's shoreline setback area. This revetment is intended to prevent further erosion of the property's shoreline frontage near an existing building. The subject property, as identified by TMK:5-6-04:55 is situated at Keawanui-Kahanui, and is the site of the existing Wavecrest Condominium development. This development was constructed in 1975 and consists of 126 apartment-condominium units within three 3-story buildings, an office-sundry store building, a pool cabana-recreational complex, two tennis courts, and 133 paved parking stalls. Total land acreage of the subject property is approx. 5.6 acres. The proposed revetment will measure 310 ft. in length and 20 ft. as cross section. The construction of the revetment will involve the placement of stones and armor rock over a plastic filter cloth.

HAWAII

TREE PLANTING PROJECT AT WAIAKEA, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

The proposed tree planting area is located adjacent to the lower Waiakea Forest Reserve boundary between the Ainaola and Kulaloa Roads within the Waiakea Homesteads. The parcel of land is identified by TMK:2-4-08-10 and contains 259.7 acres. The area is zoned Agriculture, but the zoning status is expected to be changed to Conservation lands subzoned to Resources when it is included in the Waiakea Forest Reserve. A public hearing was held at Hilo to include this parcel of land to the State's Forest Reserve Lands. The primary objective of this project is to provide good forest management practices for this parcel of land by growing hardwood trees for fiber, wood products and providing access for forest recreation. The value of the land will be increased when the trees are planted, and the economic base for the island will be expanded when the trees are harvested. The project area is an abandoned pasture land which has been overgrown by undesirable weed species. Within the 259 acres, there are 11 acres of silk-oak and 40 acres of eucalyptus containing 700,000 board feet. The eucalyptus trees are mature and are ready for harvesting. The lands adjacent to the project's north and south boundaries are private pasture lands.

TWO LOT SUBDIVISION, WAIAKEA, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources

The Dept. of Land and Natural Resources proposes to subdivide portions of an abandoned railroad right-of-way, 40 ft. wide, situated between Lots 7 (TMK:2-2-23:17) and 18 (TMK:2-2-23:29), Block 82 of the Waiakea Houselots, Second Series. Consisting of approx. 3,440 sq. ft., the portion of abandoned railroad right-of-way will be subdivided into Lots D and E, with each lot having an area of 1,720 sq. ft. The subdivision is to facilitate the sale of the two lots to abutting and adjoining land owners for consolidation and utilization consistent with zoning applicable to the respective properties.

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.

CONSTRUCTION OF A RETAIL FOOD STORE AND SERVICE STATION, HALEIWA, OAHU,
Lee Martin (Milton Sher & Assoc., agent)/
Dept. of Land Utilization, City and
County of Honolulu

Negative Declaration

The applicant is proposing to construct a one-story retail food store, with paved parking area, adjacent to and west of the existing Haleiwa Theatre. The development proposal also includes tentative plans for an automobile service station. The project site is located at 66-457 Kamehameha Hwy., approx. 0.8 miles from Haleiwa Bay, TMK:6-6-17: 29 & 30. The proposed retail food store, doing business as 7-Eleven, will be one story in height and occupy 2,000+ sq. ft.

H-1 HOTEL DISTRICT ZONING CONFORMANCE AND EXPANSION PLAN, KAHALUU, KOOLAUPOKO, OAHU,
Ralph A. Schrader/Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The applicant has been operating an apartment/hotel complex at 47-029,033, 037, and 039 Lihikai Drive, TMK:4-7-10: 48-50, 56, 31 since 1964. Numerous violations on these properties have been cited since 1977; these violations primarily involve building and site additions, or paving activities. Some of these violations have been partially or completely cleared. The purpose of this negative declaration is to attempt to clarify past actions and future projects related to the project site. The objectives of the subsequent SMP application will be to correct the various existing permit violations, allow for proposed construction, and bring the use of the entire project site into conformance with the existing H-1 zoning for Hotel Use. In addition, to rectifying the aforementioned permit violations, the applicant proposes to undertake various construction projects, which will result in an increase in the density and intensity of use of land.

WAIMEA SITE DEVELOPMENT PLAN, PUPUKEA, KOOLAULOA, OAHU, Philo Owen (EDAW, Inc., agent)/Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The proposed project, identified as TMK:5-9-05:21, overlooks Waimea Bay in Haleiwa. The site consists of 10.1 acres, 0.75 acre of which is in the State Urban District and zoned R-6, while the balance lies within the State Conservation District and zoned P-1. The land in the State Urban District currently holds 3 dwelling units, one of which has a swimming pool. The land in the Conservation District is vacant. Construction activity is proposed in the State Urban designated area of the parcel only. The project will be a site development plan of six dwelling units in the 0.75 acre urban-designated portion of the parcel.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for inspection 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'S SUBMITTED FOR ACCEPTANCE.

The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

KAWAILOA SUBDIVISION (REVISED), KAWAILOA, WAIALUA, OAHU, Oceanic Properties, Inc./ Dept. of Land Utilization, City and County of Honolulu

Previously reported July 8, 1982.

This EIS is also available for inspection at the Waialua Library and Kahuku Community-School Library.

Status: Accepted by the Department
of Land Utilization on
July 19, 1982.

NOTICE

Effective immediately, the Environmental
Quality Commission will begin charging
individuals 25 cents per page for copies
of documents requested (negative
declarations, preparation notices, etc.).
