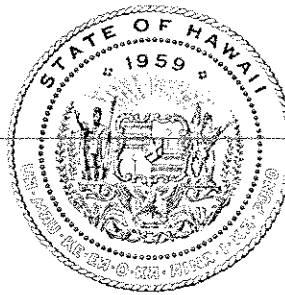


# OEQCC BULLETIN



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Volume I

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No. 02

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### EIS PREPARATION NOTICE

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

Contact: Mr. Toshiaki Kimura  
Department of Housing and  
Community Development  
City and County of Honolulu  
Honolulu Municipal Building  
650 South King Street, 5th Floor  
Honolulu, Hawaii 96813

Deadline: March 24, 1984.

KAHUMANU PROJECT, HONOLULU, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The proposed action is to develop a mixed use complex on the City-owned Kaahumanu Parking Facility and District Court sites. The proposed development would include a 400-600 room executive hotel to accommodate business persons, other compatible commercial uses, a community events center, and a mini-conference center. The Kaahumanu Parking Facility (TMK: 2-1-2:16, 20 and 56) is 61,142 sq. ft. in area and is bounded by Queen, Bethel and Merchants Sts. The District Court site (TMK: 2-1-2:24 and 26) consists of 28,771 sq. ft. and is bounded by Nuuanu Ave., Nimitz Hwy., Bethel and Merchant Sts. The affected site properties, totaling 89,913 sq. ft. (2.06 acres) is zoned B-4 (Central Business District).

### 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 at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

PAUOA ELEMENTARY SCHOOL NEW ENTRANCE TO  
PARKING LOT, PAUOA, OAHU, Dept. of  
Accounting and General Services for the  
Dept. of Education

The project involves: (a) the relocation and widening of the existing entrance to the parking lot for improved and safer parking lot ingress, and (b) the widening of Kapaloala Place along the school side from Pauoa Rd. to just past the new entrance to permit two-way traffic on Kapaloala Place and reduce traffic congestion. The estimated cost of design and construction is \$25,000. The project will improve traffic safety at the ingress to the school parking lot and at the intersection of Kapaloala Place and Pauoa Rd.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER, KANEHOE BAY, OAHU, Kenneth T. Tabe/Dept. of Land and Natural Resources

The application is for an after-the-fact small boat pier offshore of 45-211 Kahanahou Circle at Kaneohe Bay, Oahu, TMK: 4-5-47:53. According to the applicant, the small boat pier was included in the 1970 purchase of the adjoining property. The pier is 12' x 12' and was constructed with wooden deck and railing, telephone pole supports and concrete footings. It is used for recreational purposes. \*

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER, KANEHOE BAY, OAHU, Solomon S.W.K. Kau/Dept. of Land and Natural Resources

The application is for an after-the-fact small boat pier offshore of 45-207 Mahalani Circle at Kaneohe Bay, Oahu, TMK: 4-5-58:21. This small boat pier was in existence at the time the applicant purchased the adjoining property in 1967. The pier, constructed of wood and cement, covers an area of approx. 500 sq. ft.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER, KANEHOE BAY, OAHU, Frank E. Ceccarelli/Dept. of Land and Natural Resources

The application for is an after-the-fact small boat pier offshore of 46-002 Nana Place at Kaneohe Bay, Oahu, TMK: 4-6-22:22. According to the applicant, the pier was constructed prior to 1966. The applicant purchased the adjoining property in 1968. The pier was constructed with concrete posts and wooden decking and is used for social purposes. The pier is 16' wide by 8' long.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER, KANEHOE BAY, OAHU, Charles T. Suetsugu/Dept. of Land and Natural Resources

The application is for an after-the-fact small recreational boat pier offshore of 44-647 Kaneohe Bay Drive at Kaneohe Bay, Oahu, TMK: 4-4-14:53. According to the applicant, this small boat pier was constructed prior to his purchase of the adjoining property in 1971. The pier is 7'8" by 32'6" long. The pier was built with concrete posts and wooden decking projecting from the retaining wall.

SPECIAL MANAGEMENT AREA USE PERMIT (SMP) AND SHORELINE SETBACK VARIANCE (SSV) TO CONSTRUCT A PRIVATE TENNIS CLUB, AINA HAINA, OAHU, WKH Corporation/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a private tennis club, including six tennis courts, parking, swimming pool, and accessory building, on a 90,577 sq. ft., or about 2.1 acre, parcel of land. The entire project site lies within the Special Management Area; a portion of the proposed swimming pool and deck will extend into the 40-ft. Shoreline Setback Area. The proposed swimming pool and deck will cover areas of 1200 sq. ft. and 1084 sq. ft., respectively, or a total area of 2284 sq. ft. Approx. 712 sq. ft. of swimming pool and deck will extend into the 40-ft. Shoreline Setback Area. The height of the existing mossrock seawall is proposed to be increased by

one ft. The seawall is also located within the 40-ft. Shoreline Setback area. The proposed two-story, accessory building will cover an area of 3140 sq. ft. The ground floor will include a pro shop, men's and women's locker and shower facilities, snack bar, reservation office, and storage areas. The second floor will include a two-bedroom caretaker's apartment, warm-up areas, and deck and planter areas. The total interior area will be 5962 sq. ft. Off-street parking will be provided for 30 automobiles and one truck. The project site is located between the shoreline and Kalaniana'ole Hwy., at 5275 Kalaniana'ole Hwy (TMK: 3-6-02:04), Aina Haina, Oahu. Immediately to the Diamond Head side of the project site is the Kansai Gaidai - Hawaii College.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR A COMFORT STATION, HANA, MAUI, Rainbow Fruit and Flower Co./Dept. of Land and Natural Resources

The applicant proposes to provide a comfort station for its workers. The comfort station will contain 3 facilities: a toilet facility for workers occasional relief; a large sink facility for washing hands and rinsing muddied work clothing; and a pau hana shower facility for workers excessively muddied in the course of their work. A cesspool will also be dug. This comfort station and cesspool are to be located on land identified as TMK: 2-9-14:16 in Hana, Maui.

MOLOKAI

DEVELOPMENT OF A HOUSING PROJECT, KALUAHA, MOLOKAI, Hawaii Housing Authority

situated on a 5-acre parcel in Kaluaaha, Molokai. The project site is identified as TMK: 5-7-11:11 and is across from the existing Moana Beach Lots Residential Subdivision. The parcel also borders undeveloped private lands. Development of the parcel would include the construction of 22 residential lots and dwellings. The proposed structures will be of one-story, wood frame construction and comprise a total of 1,104 sq. ft. The dwellings will be of 3 bedrooms, 1-1/2 baths configuration. The project is designed to provide homes for low-moderate income families.

HAWAII

PROPOSED 4-LOT SUBDIVISION, WAIPUNLA AND KALAMAKUMU, SOUTH KONA, HAWAII, James C. Riggle/County of Hawaii Planning Dept.

The applicant proposes to subdivide the existing 22.13-acre parcel into two 5-acre and two 6.06-acre lots for intensive agricultural use of the property. Physical activities will include the surveying and staking of land; construction of a roadway, approx. 1,150 ft., with a 20-ft. wide pavement within a 50-ft. right-of-way; and related improvements. Approx. 650+ ft. of the proposed roadway will be constructed as an extension of an existing easement on the adjacent property. The subject property is identified as TMK: 8-2-03:29 and is situated along the makai side of the Old Government Main Road in Waipunaula and Kalamakumu, South Kona, Hawaii. It is located approx. 2,800 ft. from the shoreline mauka of Kealakekua Bay. The subject property is situated within the Kona Field System Site No. 50-10-37-6601 which is listed on the Hawaii Register of Historic Places and has been declared eligible for the National Register.

The proposed development is a single family, detached housing project to be

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; 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).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

FARMS OF KAPUA, SOUTH KONA, HAWAII, Farms of Kapua/State Land Use Commission

Farms of Kapua, Ltd., is requesting an amendment to the Conservation Land Use District boundary in Kapua, South Kona, Hawaii. Approx. 6,527 acres are located within the Conservation Land Use District boundary. This petition requests the reclassification of approx. 6,102 acres of Conservation District Lands to the Agricultural Land Use District. The petitioner intends to develop a multi-agricultural project including a 1,710 acre macadamia orchard, a 2,472 acre controlled pasture area for cattle, 200 acres of cultivated koa haole, a 20 acre corral, 200 acres for research and development of alternative crops, and a 1,500 acre area for aquaculture development. The project will be known as "Farms of Kapua". The petition area is identified as TMK: 8-9-06:3 (portion), situated within the ahupua'a of Kapua, in South Kona, Hawaii. It is located in the southernmost portion of the South Kona District, 20 miles south of Captain Cook and 20 miles northwest of South Point. The petition area is bounded by approx. five miles of coastline to the west.

Directly south is Kaulanamauna Kipuka, which is part of the greater Manuka Natural Area Reserve. The site is bounded on the east by the Agriculture Land Use District. Further east lies MacFarms of Hawaii, Inc.'s 3,000-acre macadamia orchards, processing plant and headquarters and Mamalahoa Hwy.

This EIS is available for review at the Kailua-Kona, Kealahou, and UH-Hilo Campus Libraries.

Deadline: March 24, 1984.

KALUANUI WELLS, KOOLAULO, OAHU, City and County of Honolulu Board of Water Supply

Previously published February 8, 1984.

This EIS is available for review at the Kahuku Community-School Library.

Deadline: March 9, 1984.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR INCREMENT I, EWA MARINA COMMUNITY, HONOULIULI, EWA, OAHU, M.S.M. and Associates, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published February 8, 1984.

This EIS is available for review at the Ewa Beach Community-School Library.

Deadline: March 9, 1984.

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.

RENOVATION OF UPPER HAMAKUA DITCH AND CONSTRUCTION OF ACCESS ROADS, SOUTH KOHALA, HAWAII, Dept. of Land and Natural Resources, Division of Water and Land Development

The Department of Land and Natural Resources proposes to rehabilitate and construct portions of the Upper Hamakua Ditch and to construct access roads to facilitate emergency repairs and enable periodic maintenance which could forestall major failures of the system. The project is in the South Kohala District on the southeast slope of Kohala Mountain, near the Hamakua District boundary on lands identified by TMK: 6-3-01:4. The range in elevation included in the project area is from 3000 ft. to nearly 4000 ft. The project is in a conservation district, a forest reserve and a watershed. The Upper Hamakua Ditch (UHD) is in need of repair in many segments but for this project, several items have been targeted as having the most impact in maintaining the UHD as a functioning system. In the reach of the UHD just south of the head of Alakahi Canyon, within a length of 3,500 ft., nearly 500 ft. of concrete lining has been torn loose and must be replaced as soon as possible. Redesign of some sections, and complete reconstruction in others may be appropriate. At the head of Waimea Canyon, a wooden flume spanning nearly ninety feet and supported by a wooden trestle, is in danger of collapse. In three different segments, access roads would facilitate repair and maintenance of UHD: (a) just west of the head of Alakahi Canyon, from the end of the existing road, 2,500 ft. northward along the ditch; (b) just south of the same canyon, 1700 ft. leading to and along the most severely damaged ditch sections previously mentioned; and (c) south of Waimea Canyon, 1500 ft. from the intake of the 60 mg reservoir to the wooden flume noted above. The UHD is the sole collection and conveyance facility for the Waimea Irrigation System (WIS). The WIS provides irrigation water to the farmers of Lalamilo and Puukapu, including those on Hawaiian Home Lands.

This EIS is available for review at the Bond Memorial (Kohala), Thelma Parker Memorial/Waimea Area, and UH-Hilo Campus Libraries.

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

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

Waianae Agricultural Park is a proposal by the State Department of Agriculture (DOA). The agricultural park will provide low cost long term leases of farm lots for Hawaii's farmers. The park site is at the northern edge of the Waianae Valley on the slope of Kamaileunu Ridge approx. 1.5 miles inland from Pokai Bay and Waianae Town. The area surrounding the site is used for cattle grazing, limited single family housing developments, and open space. The site is a 150 acre portion of a 1,272 acre parcel of State owned land, identified by TMK: 8-5-06:04. Waianae Valley Ranch, Inc. currently uses the parcel for pasture under General Lease S-4131. The Board of Land and Natural Resources has designated the 150 acre project site as Waianae Agricultural Park. It is proposed that the agricultural park be improved by the State Department of Land and Natural Resources (DLNR) at a cost of about \$1.1 million and subdivided into 17 lots for nurseries, poultry farms and swine farms. Eight makai and four mauka lots are intended only for nurseries, while either animal husbandry or nurseries will be permitted on five mauka lots. Since swine and poultry farms will generate flies, odors and noise, nurseries will be sited as a buffer between animal husbandry operations and the nearby residential area on Piliuka Place. Extension of Piliuka Place to provide access to the agricultural park would necessitate the purchase of about 3,500 sq. ft. of privately owned land (TMK: 8-5-23:por. of 21 and 41). The DLNR will establish lease conditions, rents and lessees' duties in the agricultural park. Minimum rents for the lots will be set by appraisal and leases may include a provision for fixed rental or a percentage of lessee gross proceeds, whichever is greater.

This EIS is also available for inspection at the Waianae Library.

Status: Currently being processed by Office of Environmental Quality Control

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization and the Office of Environmental Quality Control.

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

The Board of Water Supply is proposing to upgrade an existing exploratory well within the Forest Reserve lands in Kahaluu to a permanent production well. The exploratory well is approx. 450 ft. deep and cased. To effect the conversion of the exploratory well to a production well, the scope of work will include the installation of a deep well water pump and appurtenances, connection to the existing 16-in. transmission line, final grading, construction of a control building and facilities, security fencing, acoustic mutes, drainlines, landscaping, and paving the service roads. The Board of Water Supply plans to limit withdrawals from the production well to 1.0 mgd. The site is located within the Waiahole Forest Reserve near the existing Kahaluu Tunnel, TMK: 4-7-08:2. Access is provided by a 20-ft. wide roadway from the end of Malumalu Place to an existing chlorinator building.

Status: Currently being processed by the Office of the Mayor, City and County of Honolulu.

OVERLOOK PARK RESTAURANT AND CULTURAL CENTER, HONOKAA, HAWAII, Ernest S. Texeira/County of Hawaii Planning Dept.

Previously published February 8, 1984.

This EIS is available for review at the Honokaa Library.

Status: Accepted by the County of Hawaii Planning Department on February 14, 1984.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KEKAHA SANITARY LANDFILL EXPANSION PROJECT, KEKAHA, KAUAI, County of Kauai Dept. of Public Works

Previously published January 23, 1984.

This EIS is also available for inspection at the Waimea Library.

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

CRYSTAL PROMENADE, MOILIILI, OAHU, Hawaii Housing Authority and BAL Corporation

Previously published December 8, 1983.

This EIS is available for review at the McCully-Moiliili Library.

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

WAIMANALO WASTEWATER FACILITIES ENVIRONMENTAL IMPACT STATEMENT (TMK: 4-1), WAIMANALO, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

Previously published February 8, 1984.

This EIS is also available for inspection at the Waimanalo Community-School Library.