

OEOC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



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REGISTER OF CHAPTER 343, HRS DOCUMENTS

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.

KAUAI

WAILUA HOMESTEADS WELL NO. 2, WAILUA, KAUAI, County of Kauai Dept. of Water

The proposed project will involve the exploratory drilling and development of a new water source within the fenced-in area of the Department of Water's existing Wailua Homesteads Well No. 1 site. The project site (TMK: 4-2-04: por. 1) is located within the Nonua Forest Reserve at an approx. elevation of 462 ft. mean sea level. The new well will be located approx. 70 ft. north of the existing well and access to the site is from Kiowai Pl. via an existing concrete driveway. The enclosed area is at with a concrete parking/turnaround

area, a pump control building and an 8-in. pipeline. Should the well prove successful, a new deepwell pump with a pump capacity of 500 gpm, all related infrastructure and an 8-in. ductile iron pipe connecting the new source to the existing pipeline leaving from Well No. 1 will be installed.

OAHU

REZONING OF 8.4 ACRES OF LAND FROM R-6 RESIDENTIAL DISTRICT TO A-1 APARTMENT DISTRICT TO DEVELOP A 150- UNIT, LOW-DENSITY APARTMENT COMPLEX, WAIMALU VALLEY, OAHU, Warren C.S. Akiona and Edward Y.F. Tseu/City and County of Honolulu Dept. of Land Utilization

The applicants are requesting the rezoning of an 8.4-acre parcel of land (TMK: 9-8-11: por. 5) from R-6 Residential District to A-1 Apartment District. This parcel is to be incorporated as part of a larger 15.4-acre site which is to be developed as a low-density apartment complex. The subject site is located on the Diamond Head side of Kilinoe St. in Waimalu Valley. The proposed development will consist of approx. 150 low-rise apartment units arranged as flats and two-story townhouses in approx. 17 structures. The majority of the dwellings are planned as two-bedroom units of about 800 sq. ft. The 3.9-acre parcel zoned for preservation on the east side of the site will remain in

open space. Approx. 9.5 acres of the 11.5 acres proposed for low-density apartment use are buildable, with the remainder to be set aside for Waimalu Stream improvements. The maximum building height will be 30 ft. and the floor area ratio will be less than 0.9. A private park of about 23,000 sq. ft. is planned at the center of the site. Access to the site will be via a 56 ft. right-of-way located on the northern boundary of the property off of Kilinoe St. A reinforced concrete bridge will be constructed over the realigned Waimalu Stream to provide direct access from Kilinoe St. to the project site. The proposed development will require the realignment of about 1,200 linear ft. of the southeastern bank of Waimalu Stream within the project site toward Kilinoe St. by constructing a reinforced concrete channel. Portions of the existing slope banks along Kilinoe St. have already been lined. The roads will be provided with an underground drainage system that will collect storm run-off for discharge into the realigned stream.

STATE LAND USE BOUNDARY AMENDMENT FROM CONSERVATION TO URBAN DISTRICT TO RECLASSIFY APPROX. 5.8 ACRES OF LAND, EWA, OAHU, Lear Siegler, Inc. and Lear Siegler Properties, Inc. dba HPD Development/State Land Use Commission

The petitioner is requesting an amendment to the State Land Use Boundary for approx. 5.8 acres of land (TMK: 9-8-11: por. 10) at Kalauao, Ewa. The land to be reclassified from Conservation District to Urban District is a portion of an 8.7+ acre site proposed for the "Nahalekeha Development," which would provide for a 30-unit residential cluster development, including all necessary site improvements. The elongated 8.7+ acre site extends from the end of the proposed Onikiniki Pl. (four-lot) Subdivision proposed dedicated county road section to approx. 880 ft. beyond the existing Board of Water Supply Reservoir site. A cluster development

is proposed to minimize environmental disturbance and to create more of a park-like setting. The single-family project will provide an economically feasible mix of two- and three-bedroom units. Each of the two-story units will have two baths, a lanai and a two-car parking garage. The two-bedroom units will have approx. 1,200 to 1,500 sq. ft. of living area with a 300 to 400 sq. ft. lanai. The three-bedroom units will have approx. 1,275 to 1,800 sq. ft. of living area with a 350 to 550 sq. ft. lanai. Most units will have space for guest parking on the apron or on the driveway. A 2.9-acre recreational area will be provided at the mauka end of the site. Recreational amenities to be provided include a gazebo located at the center of the recreational facility, picnic tables and grills, with the balance of the recreational area left in its natural state for passive recreation. A connection will be provided for a hiking trail on the ridge behind the project. Access to the site is from the existing Kaonohi St., located at the southwest boundary of the project.

On-site improvements will include the following:

- o Clearing, grubbing, minimal grading, and excavation of interior road and building sites.
- o Paving for the road, parking areas and recreational facilities.
- o Installation of street lights and underground utilities.
- o Construction of gateway entrance, dwelling structures and recreational facilities.
- o Master-planned landscaping.

Off-site improvements will include the extension of telephone, electric and sewage lines.

CONSERVATION DISTRICT USE APPLICATION FOR GRADING AND FILLING OF LAND, KAILUA, OAHU, Lone Star Hawaii Properties, Inc./Dept. of Land and Natural Resources

The proposed action involves the grading and filling of a 7.9-acre site within the Conservation District and the installation of water mains together with a maintenance road and necessary drain culverts. The subject property (TMK: 4-2-04: por. 1) is located in the Enchanted Lakes area and is currently undeveloped. It is proposed that the site receive surplus excavated material from the mass grading work of the adjoining Kaopa Subdivision Unit 4, Phase IV. The alternative of hauling surplus material to outside disposal sites would be costly. Approx. 146,000 cubic yds. of fill will be placed and compacted with the maximum depth of about 30 ft. The grading will include excavation work of about 46,000 cubic yds. of material. After completion of the grading, the area will be revegetated to minimize erosion. Approx. 1,400 linear ft. each of 12- and 8-in. water mains will be installed within the proposed fill area to provide service to the Kaopa Phase III Subdivision, as well as to service future development areas. A 12-ft. wide, approx. 1,400 ft. long, paved road will be constructed along the route of the water mains for maintenance purpose. Drainage culverts through the fill area will also be installed to maintain proper drainage.

MAINTENANCE ACCESS ROAD TO KANEOHE RESERVOIR AND KAMOOALII STREAM, KANEOHE, OAHU, City and County of Honolulu Dept. of Public Works

The proposed action consists of the acquisition in fee, of 774 sq. ft. of land from the owners of Parcel 68 (TMK: 4-5-40) for use as a maintenance access road to the Kaneohe Reservoir outlet and Kamooalii Stream in Kaneohe. The present access road to the maintenance site at the reservoir structure and Kamooalii Stream is unimproved and unable to accommodate heavy construction equipment and vehicles. The proposed maintenance road can accommodate heavy construction equipment safely and has

been used temporarily on a "right-of-entry" permit. The proposed acquisition will ensure perpetual access to the maintenance site. The proposed maintenance road will be located at the cul-de-sac of Apuapua St. It will be 15 ft. wide and 51.60 ft. long (average) with an area of 774 sq. ft. The proposed access road has already been rough-graded hence only minor grading will be required. The only work that will be necessary is the construction of a permanent asphaltic concrete roadway within the acquired parcel to minimize dust problems which may affect the two abutting lots.

CONSERVATION DISTRICT USE APPLICATION FOR THE CONSTRUCTION OF A 50 FT. BY 100 FT. ONE-STORY LIBRARY BUILDING, TANTALUS, OAHU, Mrs. Loy M. Marks/Dept. of Land and Natural Resources

The applicant proposes to erect a 50-ft. by 100-ft. one-story library building to house her botanic book collection on her property at 3330 Tantalus Dr. (TMK: 2-5-11:12). Her residence consists of 13.933 acres which includes three dwellings, several greenhouses and personal water system improvements. The library building will be located adjacent to an existing greenhouse and will connect to the adjacent existing two-bedroom house by means of a covered walkway. A 10-ft. deep cistern will be located under a portion of the building to store runoff water. Access to the library will be from the existing driveway. No clearing will be required at the site of the proposed library which is on relatively level ground.

MAUI

CONSTRUCTION OF A PAVED SHORELINE WALKWAY WITHIN THE 40-FT. SHORELINE SETBACK AREA IN CONJUNCTION WITH THE DEVELOPMENT OF THE WAILEA POINT RESORT CONDOMINIUM PROJECT, WAILEA, MAUI, Wailea Development Co./County of Maui Planning Dept.

ENVIRONMENTAL IMPACT STATEMENTS

The proposed project consists of the construction of a paved shoreline walkway, sections of low rock walls and related improvements within the 40-ft. shoreline setback area in conjunction with the development of the proposed 136-unit Wailea Point Resort Condominium project. The 26.36-acre project site (TMK: 2-1-08:86, Lot 103) is located on the makai side of Wailea Alanui Dr. between Wailea Beach and Polo Beach. The parcel is currently undeveloped and maintained in open space. The proposed condominium project will consist of 136 residential condominium units to be contained in 34 four-unit buildings. In conjunction with the proposed residential condominium project, a paved shoreline walkway and footbridge over the existing natural drainage channel (TMK: 2-1-08: por. 40) will be constructed to provide for pedestrian access along the property's shoreline frontage between Polo Beach and Wailea Beach. This pedestrian walkway system is similar in concept to the existing shoreline walkway along the developed portions of the Wailea Resort. A substantial portion of the 4-ft. wide paved walkway will be situated within the 40-ft. shoreline setback area.

HAWAII

HAWAII COMMUNITY CORRECTIONAL CENTER RECREATIONAL YARD FENCING, HILO, HAWAII,
 Dept. of Accounting and General Services for the Dept. of Social Services and Housing

This project involves the construction of a security fence around an existing parking area to provide a paved recreational area for the inmates at the Hawaii Community Correctional Center (HCCC). The 12-ft. high fence will be approx. 200 lineal ft. in length and will include walk and drive gates. The project will provide the HCCC with a much-needed facility to implement its recreational program.

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.

JOINT-NEPA-CHAPTER 343 DRAFT
 ENVIRONMENTAL IMPACT STATEMENT FOR THE
 ALII HIGHWAY PROJECT, KAILUA-KEAUHOU,
 HAWAII, County of Hawaii Dept. of Public
 Works, State Dept. of Transportation,
 Highways Division, and U.S. Dept. of
 Transportation, Federal Highway
 Administration

The proposed action is to construct approx. 4 mi. of new highway between Kailua-Kona and Keauhou on the island of Hawaii. Its construction would reduce the existing congestion along Alii Dr. and provide adequate roadway capacity to accommodate planned growth in the Kailua-to-Keauhou corridor through the year 2000. The length of the new roadway would vary from 4 to 4.5 mi., depending upon the alignment chosen. Two 12-ft. wide traffic lanes would be provided in each direction and the overall right-of-way would be a minimum of 100 ft. Where appropriate, acceleration/deceleration and turning storage lanes will be provided. The new highway would extend from the south end of Alii Dr. near Kamehameha III Rd. at Keauhou to the Hawaii Belt Rd. (Queen Kaahumanu Extension) now nearing

completion. Roads connecting the proposed highway with Kuakini Hwy. and/or Alii Dr. would be constructed at several points. The proposed highway would traverse land which is mostly undeveloped. In the one location where it cuts through an existing residential area, the proposed highway follows a path that has been reserved for roadway purposes, thereby minimizing the amount of land required to be taken. Necessary improvements, which include designing sufficient drainage culverts, constructing lined channels and enlarging the drainage culverts beneath Alii Dr. where necessary, will be made to prevent flooding of the new highway since it crosses several base flood areas. All of the Alii Hwy. corridor falls within the Kona Field System and the Kahaluu Historic District, both of which are on the National and State Registers of Historic Places. Other sites that may be affected by the highway alignment are the Great Wall of Kuakini and a portion of Ohia Cave, located beneath the southern end of the proposed highway. Plans call for the highway to bridge the cave so no damage will occur to it or its contents. Moving from north to south, the Alii Hwy. corridor can be split into four zones.

- o Zone A is the area between the Hawaii Belt Rd. and a line drawn inland from the southern side of Puapuaa Pt.;
- o Zone B extends from the southern side of Puapuaa Pt. to a line drawn inland from the northern side of Kamoia Point;
- o Zone C is the area between Kamoia Pt. and Kahaluu Bay; and
- o Zone D consists of the area between Kahaluu and the corridor's terminus at the existing Alii Dr. just north of Kamehameha III Rd.

There is only one alignment under consideration through Zones B and D; however, in Zones A and C, two different alignments are possible. In most respects, there is little to differentiate A-1 from A-2 or C-1 from C-2; however they may differ with

respect to their degree of impact on environmentally sensitive areas such as floodplains and archaeological sites. The four new highway alignments are as follows:

| <u>Segments</u> | <u>Alternative</u> |
|-----------------|--------------------|
| A-1/B/C-1/D | I |
| A-1/B/C-2/D | II |
| A-2/B/C-1/D | III |
| A-2/B/C-2/D | IV |

Construction of the new Alii Hwy. along any of the four alignments (I-IV) under consideration would result in the diversion of significant amounts of traffic away from existing Alii Dr. Because they have essentially the same starting and ending point and are served by the same number of feeder roads, there is no difference between the four in this respect.

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

Deadline: November 19, 1984.

DRAFT REVISED FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CONSERVATION DISTRICT USE APPLICATION FOR THE PROPOSED LANIKAI HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph Englestad/Dept. of Land and Natural Resources

This draft revised final EIS has been prepared to correct the procedural deficiencies in the preparation of the final EIS cited by the Department of Land and Natural Resources as reasons for not accepting the final EIS.

The applicant is proposing a subzone boundary amendment and a single family dwelling involving a 4.36 acre portion of TMK: 4-3-02:1 located in Lanikai, Oahu. The total area of parcel 1 is 75.9 acres and at present lies entirely within the Limited Subzone of the Conservation District. The 75.9 acre parcel has been owned by the applicant

since 1969. Reclassification would involve 4.36 acres of parcel 1 from a "Limited" to "General" Subzone to allow residential use of the area. The subject property is currently vacant and is situated about 2.5 mi. east of Kailua along the windward coast of Oahu (but not within the shoreline area). It is located on the makai slope of the Lanikai foothills and the slope on which construction will take place is 21 degrees (38%). There are steep gullies and cliffs on the northern portion of the property with the proposed residential site being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long drive way off Poopoo Pl. The driveway will have 4 and 6 ft. asphaltic concrete shoulders and its grade will not exceed 11.5% grade. Construction of the driveway would involve 18,500 cubic yds. of excavation and 15,300 cubic yds. of fill with the excess of 3,000 cubic yds. to be disposed of off-site. Lanikai Hale will consist of a structure with maximum dimensions of 264 ft. by 20 ft. including all decks, garages, etc. The structure would be benched down the hillside, with the rear of the structure being about 12 ft. higher than the front (downslope) portion. The project will also include a swimming pool and other recreational amenities, 1,000 sq. ft. 4-car garage with an adjacent workshop and a maid's quarters which will cover a total area of 1,100 sq. ft. The quarters will be accessible from an entry behind the garage and will open to the main residence. A water pressure booster system will be installed at the lower boundary by the owner to provide 1,000 gpm of water flow to Lanikai Hale. On site sewage treatment and disposal/reuse will also be provided by the applicant. The system will be selected at the design phase.

This Draft Revised Final EIS is available for review at the Kailua Library.

Deadline: October 23, 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.

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, HAWAII, County of Maui Dept. of Water Supply

Previously published September 8, 1984.

This EIS is also available for review at the Kahului, Makawao and Maui Community College Libraries.

Status: Currently being processed by the Office of the Mayor, County of Maui and the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE WAILUA-HANA WATER SYSTEM IMPROVEMENTS, HANA, MAUI, County of Maui Dept. of Water Supply

Previously published August 8, 1984.

This EIS is available for inspection at the Kahului, Lahaina, Makawao and Maui Community College Libraries.

Status: Currently being processed by the Office of the Mayor, County of Maui and the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KAUPU WATER SYSTEM IMPROVEMENTS, KAUPU, MAUI, County of Maui Dept. of Water Supply

Previously published July 23, 1984.

This EIS is available for inspection at the Kahului, Lahaina, Makawao, and Maui Community College Libraries.

Status: Currently being processed by the Office of the Mayor, County of Maui and the Office of Environmental Quality Control.

REVISED ADDENDUM TO THE ENVIRONMENTAL
IMPACT STATEMENT FOR THE WAIEHU PLANNED
DEVELOPMENT, WAIEHU, MAUI, Hawaii
Housing Authority

Previously published September 8, 1984.

This Revised Addendum is available for review at the Kahului and Maui Community College Libraries.

Status: Accepted by Governor Ariyoshi on September 12, 1984.

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