



OEQC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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Number 06

REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 115, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

EIS PREPARATION NOTICES

The following proposed actions have 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.

PROPOSED GENERAL PLAN CHANGE TO URBAN MIXED USE NEAR KUKUI GROVE CENTER, LIHUE, KAUAI, Grove Farm Properties, Inc./County of Kauai, Planning Dept.

The subject properties (TMK: 3-3-03:01 and 3-3-02:01, 464 acres) are sought to be transferred into the "Urban Mixed Use" general plan designation. The affected portion of the properties are presently designated on the general plan as "Agriculture," "Open," and "Urban Residential." The project consists of 262 acres for single-family residential housing units, 56 acres for light-industrial development, approx. 20 acres of roads and buffers, and 126 acres for an 18-hole golf course which will be integrated into the residential areas. The residential project intends to be

phased into a total development of 330 units in Puhi and 828 units in Lihue. The proposed project intends to complement existing commercial, light industrial, and residential development in Puhi and Lihue. The proposed golf course will be the third 18-hole golf course within the Lihue District. The areas sought in the petition are contiguous to existing development and lands which are general planned "Urban Mixed Use" or within the State Urban Land Use District. The petitioned area, however, will require a land use boundary amendment from Agriculture to Urban and the appropriate zoning designations from the Planning Commission and County Council before development can proceed. To date, a general plan amendment petition was submitted and public hearing conducted on the matter on January 22, 1986. Action will be dependent upon the completion of all procedural requirements. The project will result in the withdrawal of sugarcane fields, presently cultivated on most of the petitioned area. Portions of the petitioned area, however, are contiguous to existing urban residential and commercial uses which the project intends to complement. Gullies and drainage ways

generally situated to the south of the project area will provide the natural outer limits of the project. With the exception of the Halehaka Landfill and cemetery nearby which are within the limits of the project area, there are no known significant archeological sites on the property. The major impacts associated with the project generally relate to infrastructure requirements that will be necessary for a project of this magnitude. To date the State Highways Div. recommends that a Traffic Impact Analysis Report be prepared. The Water Dept. has stated that additional water source may be required prior to actual subdivision or development if other developments in the planning area precede this one. The Public Works Dept. recommends that matters relating to sewage disposal, and development in proximity to the existing Halehaka landfill be resolved in a manner to address future needs.

CONTACT: Dennis M. Lombardi
Case, Kay & Lynch
Attorneys at Law
P.O. Box 494
Honolulu, HI 96809-0494

DEADLINE: April 22, 1986.

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu, Board of Water Supply

Previously published on March 8, 1986.

CONTACT: Lawrence Whang
Board of Water Supply
City & County of Honolulu
630 S. Beretania Street
Honolulu, HI 96813

DEADLINE: April 7, 1986.

PROPOSED AIEA BAY STATE RECREATION AREA, AIEA, OAHU, Dept. of Land and Natural Resources

Previously published on March 8, 1986.

CONTACT: Ernest M. Takahashi
Wilson Okamoto and
Associates, Inc.
P.O. Box 3530
Honolulu, HI 96811

DEADLINE: April 7, 1986.

KOHANA'IKI RESORT COMMUNITY, NORTH KONA, HAWAII, Kona Beach Development Venture/County of Hawaii, Planning Dept.

Previously published on February 23, 1986.

CONTACT: Helber, Hastert, Van Horn
and Kimura
Grosvenor Center, PRI Tower
733 Bishop St., Suite 2590
Honolulu, HI 96813

DEADLINE: April 7, 1986.

GENERAL PLAN AMENDMENT FOR DEVELOPMENT OF LIGHT INDUSTRIAL PARK, KILAUEA, KAUAI, Foster Petroleum Corp./County of Kauai, Planning Dept.

Previously published on February 23, 1986.

CONTACT: Shiraishi and Yamada
Attorneys at Law
P.O. Box 1246
Lihue, HI 96766

DEADLINE: March 25, 1986.

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 EISs (EIS Rules 11-200-11). 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. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

ESTABLISHMENT OF EIGHT ROAD/TRAILSIDE FOREST RESERVE SHELTERS IN KAUAI FOREST RESERVES, KAUAI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

Applicant is proposing to construct eight forest shelters on state-owned land within Kauai's forest reserves. The shelters will be located at: 1) Mohihi Ditch (at the Mohihi-Waiialae Trail), 2) Sugi Grove #2 (additional unit to Sugi Grove Campground), 3) Sierra Club Shelter (near Kawaikoi Stream), 4) Milolii (overlooks Kuia Natural Area Reserve to the north and is at the road turnaround at the end of Milolii Ridge Trail), 5) Keahua #3 (within the developed portion of the Keahua Arboretum), 6) Kuamoo (along the Kuamoo-Nonou Trail), 7) Makaha Arboretum (within present arboretum), and 8) Kalaheo Mountain Trail (north of the Kuwaawaa Pasture Reserve in the upper reaches of Lawai Valley). The project will use approx. 0.03 acres (1152 sq. ft.) in the construction of the shelters. In all areas of development, there has been prior recreational use established. Selection and clearing of the sites will be done so as to avoid any chance of damage to any endangered or other botanically significant native plants. Benefits of the project include enhancement of the present recreational opportunities of the area, and controlling the use of the areas for protection and maintenance purposes. No potentially major impacts are anticipated.

CONSTRUCTION OF TRAILS AND BRIDGES WITHIN KAUAI FOREST RESERVES, WAILUA, KAUAI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

Applicant is proposing to construct two forest trails, pave an existing trail, and build two bridges within State-owned forest reserve lands. Trails will average 4 ft. wide and will be used for hikers or horseback riders. Applicant proposes to construct Nualolo Cliff Trail

(Na Pali-Kona Forest Reserve), Puu Ki-Waiialae Trail (Na Pali-Kona Forest Reserve), Kuamoo-Nonou Trail bridge (over Opaekaa stream) and Keahua Arboretum bridge. Additionally, applicant plans to pave the existing Keahua Arboretum Trail. Total trail width will be 3 to 6 ft. and will displace approx. 5 acres for the trail area. The construction of these trails will coincide with the dry season to reduce the impact on the land and minimize the erosion potential. The vegetation displaced will more than likely return, as these species are of the "pioneer" types. In the assessment process of these projects, the main impact will be soil erosion as construction commences. The erosion potential for these projects are rated "moderate" based on soil surveys and percent slope. The trail grade will be critical in controlling the erosion and minimizing run-off. Assessment of the hazard potential does not outweigh the benefit the public would gain by the projects.

FOREST ARBORETUM WITHIN KAUAI FOREST RESERVES, LIHUE, KAUAI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

Applicant is proposing to expand the Keahua Forestry Arboretum to grow select species of trees, both native and introduced. The 8-acre expansion provides for more species adaptability tests and seed collection trees. The 8-acre project location has no known historical or archeological sites. The Uhaul Iole Stream forms the southern boundary with Keahua Stream and the existing arboretum on the northern edge. No endangered flora or fauna are supported by the proposed project area. Project development includes the use of a tractor for site preparation. Conversion of vegetation will only temporarily affect feral pigs and the bird habitats. Erosion resulting from the site preparation should be minimal since the land is nearly level and vegetation regrowth is rapid. Soils are moderate in permeability and run-off is very slow. Project work will occur during the dry

season to further negate the erosion potential. No major impacts are anticipated. This project action is appropriate for the location as noted in the Division's management plan. The project does not threaten any native flora or fauna. Conversion of weedy species and noxious plant growth to a variety of introduced and native plant species will create a more enjoyable forest and reduce erosion run-off.

RAISING HEIGHT OF EXISTING SEAWALL AND CONSTRUCTING NEW SEAWALL IN KUKUIULA, KAUAI, David Petherbridge/County of Kauai, Planning Dept.

The applicant proposes to protect his property and future residence from wave damage by raising the height of the existing seawall and constructing a new seawall on the western end of the property within the shoreline setback area. The property is identified by TMK: 2-6-6:18 and is zoned Residential and Open District. The existing seawall extends 168 ft. along the ocean front boundary. Improvement to approx. 130 ft. of the wall will involve raising the existing height of the wall by 3 ft. A new seawall approx. 6 ft. high by 33 ft. long will also be constructed on the western end of the property. The height of the existing seawall is 3 ft. and does not adequately protect the property from high surf and storms. If remedial action is not taken, erosion will continue, causing further loss of valuable ocean front property and sedimentation in the near shore waters.

OAHU

CELLULAR TELEPHONE SITE WITHIN OLD KAIMUKI RESERVOIR, KAIMUKI, OAHU, Honolulu Cellular Telephone Company/City and County of Honolulu, Dept. of Land Utilization

The proposed site will be located in the Kaimuki Reservoir Park, behind the Koko Head Ave. Fire Station (TMK: 3-2-36:01). This will be one of 13 cell sites used to

provide cellular telephone service across Oahu. The proposed cell site will house radio transmitting and receiving equipment, as well as supporting equipment such as communications, air conditioning and battery equipment. The enclosure itself will be roughly 30 ft. by 25 ft. and will be located within the reservoir structure, minimizing environmental and visual impact. No grading will be required. Four whip antennas will be placed directly on the roof of the reservoir. The microwave antennas will be installed at a later date. The cylindrical, whip antennas are about three inches in diameter and are mounted vertically directly on the reservoir roof, extending 10 to 12 ft. into the air. Because of the small surface area of the antennas, the visual impact is low. The area affected by construction of the site is totally enclosed within the shell of the existing concrete reservoir. The visual impact of the four whip antennas, though slight, is the only impact of consideration. There is no danger of radio frequency interference or radiation.

MOKULEIA EXPLORATORY WELL, OAHU, HAWAII, City and County of Honolulu, Board of Water Supply

The proposing agency plans to drill and test an exploratory well within an anticipated sustainable capacity of one million gallons per day on a well site owned by Castle and Cooke, Inc. (TMK: 6-8-07: 02). Water from the well will be added to the Waiialua-Kahuku water district. This well is one of three wells scheduled for development to help meet the projected water demands for the district. Elevation of the well site is estimated at 200 ft. above mean sea level. The proposed well site will be located about one mile from Farrington Hwy. A construction road of about 100 ft. may be needed to allow the drilling equipment access to the well site from Mt. Kaala Rd. Approx. 10,000 sq. ft. of site preparation may be necessary to accommodate the drilling operations. The water development project will be constructed in two phases: the

exploratory well phase and the production facility phase. The exploratory well will be 14 in. in diameter with the bottom of the well drilled to 150 ft. below mean sea level. Construction cost for the project is estimated at \$280,000. Drilling of the well may be performed by either the rotary drill method or the cable tool method. In the project assessment, no endangered flora and fauna or any archeological/historical sites were found within the immediate vicinity of the project. Impacts to streamflow in Makaleha Stream are considered negligible since it is dry most of the year except during rainy periods.

SINGLE-FAMILY RESIDENCE DEVELOPMENT ADJACENT TO WHITMORE VILLAGE, WAHIAWA, OAHU, Oceanic Properties, Inc./City and County of Honolulu, Dept. of Land Utilization

The applicant proposes to develop 250-300 single-family residences on 50 acres of land adjacent to Whitmore Village (TMK: 7-1-02:06). The homes will have 2, 3, or 4-bedrooms with two entries, private yards, and carports. The lot size will be about 5,000 sq. ft., or approx. six homes per acre. The residential development will be similar in style and neighborhood characteristics to Whitmore Village. The applicant intends the homes to be available to gap group households--households whose annual income is 81 to 121% of the median household income for the City and County of Honolulu. The income of gap group households is lower than the minimum necessary to qualify for a commercial home loan, but higher than the ceiling allowed to qualify for Federal rental assistance. To help meet the housing needs of moderate income households, Oceanic Properties is developing 26 detached and duplex housing units located on Uwalu Circle in Whitmore Village. The applicant is requesting the City and County of Honolulu Department of Land Utilization to rezone the 50-acre site from AG1, restricted agriculture to R6, residential.

MEDICAL EXAMINER FACILITY, IWILEI, OAHU, City and County of Honolulu, Building Dept.

Applicant proposes to construct a new facility for the Dept. of the Medical Examiner on the site of the existing City Morgue and an adjoining parcel at Iwilei, Honolulu, Oahu (TMK: 1-5-9:03 and part of 1-5-9:02). The purpose of the project is to provide sufficient space and facilities for the Dept. of the Medical Examiner to carry out its functions with optimum accuracy, efficiency, and safety. The cost of the project is estimated at \$1.8 million for Phase I, and \$1.2 million for Phase II. Phase I construction time is estimated at 8-10 months; Phase II construction time has not been determined. All costs will be borne by the City and County of Honolulu. Construction noise is not anticipated to adversely affect neighboring uses as the Iwilei area is already the scene of much noise-producing, light-industrial and constructing activities.

CONSTRUCTION OF A SECOND-STORY ADDITION TO A ONE-STORY STRUCTURE HOUSING SHOPS WITHIN THE PACIFIC BEACH HOTEL, WAIKIKI, OAHU, Pacific Beach Corporation/City and County of Honolulu, Dept. of Land Utilization

The applicant proposes to construct a second-story addition to a one-story structure housing shops at the Pacific Beach Hotel (TMK: 2-6-26: 20-25, 27, 29, 48). The site is within the Waikiki Special Design District (WSDD) Resort Commercial Precinct and the Special Management Area (SMA). The project involves a 7,250 sq. ft. second-story addition. The construction will be of metal roof framing and metal deck flooring with concrete topping. Exterior finishes will be primarily bronze anodized window frames with bronze tinted glass and copper clad facias to blend with existing moss rock walls. The ground level parapets will have continuous planters to reduce the impact at the pedestrian level. The ground level will be landscaped and paved in accordance with the "Kalakaua Avenue

Safety and Beautification Design Guidelines" proposed by the Dept. of Transportation Services. The approx. cost of the improvement is \$350,000.

SELF-SERVICE LOCKER STORAGE FACILITY, HONOLULU, OAHU, Container Storage Company of Hawaii/State Dept. of Transportation (DOT)

WAIANAE COAST COMPREHENSIVE HEALTH CENTER, WAIANAE, OAHU, Waianae Coast Comprehensive Health Center/City and County of Honolulu Dept. of Land Utilization

The Waianae Coast Comprehensive Health Center (WCCHC) has been constructed in several increments since 1972, with State funding (TMK: 8-6-01:03). WCCHC is a one-story cluster of buildings situated on a knoll overlooking Farrington Hwy. and the Waianae coastline. The land is owned by the State of Hawaii, Dept. of Hawaiian Home Lands, and is leased for a 65-year period to the Dept. of Land and Natural Resources for the specific use of WCCHC. The parcel is 13.689 acres, zoned R-6. Proposed project consists of six phases:

- 1) Addition of a new enclosed waiting/office area between outpatient and emergency buildings; a small waiting area adjacent to the north side of the outpatient building; and some minor renovation of interior spaces in the out-patient and emergency buildings to improve function.
- 2) Addition of small single story waiting and clinic areas between existing W.I.C. and Administration Buildings, for W.I.C. use of future location of dental clinic.
- 3) Expansion of doctors' offices around perimeter of Out-patient building, to edge of existing roof overhang and new Makai Clinic open-air waiting area at southeast side of Out-patient Building.
- 4) Addition of two new staff lounges at northeast and southwest corners of site, protected by roof, but open to outside air.
- 5) Construction of new open-air pavilion for exercise classes and health maintenance programs.
- 6) Construction of new two-story building to house medical services and offices on the ground floor, with administrative offices on the upper level.

The proposed action involves constructing approx. 500 locker spaces in various sizes, ranging from 30 to 800 cu. ft. capacities. The facility will be located below interstate highway, FAP No. 1-H1-1 (23), Pele St. to Keeaumoku St., Space Parcel 3. Pending a zoning change and submittal of building plans for approval to the DOT and Federal Highway Administration, Container Storage Company of Hawaii intends to lease locker space. Eight to 10 locker users are expected to frequent the facility daily. Adequate parking will be provided to daily users of the facility.

MOLOKAI

CONSERVATION DISTRICT USE APPLICATION FOR AFTER-THE-FACT SUBDIVISION AT MOOMANI, MOLOKAI, Molokai Ranch, Limited/Dept. of Land and Natural Resources

The proposed subdivision involves a large lot subdivision resulting in Land Court lots 113 (15,935 acres, TMK: 5-1-02:4), 114 (7,078 acres, TMK: 5-1-20:30), 119 (5,894 acres, TMK: 5-1-02:35), and 120 (5,198 acres, TMK: 5-1-02:1). These lands are situated on the west end of the Island of Molokai. Approx. 99% of each of these large lots is in the Agricultural District, however, there is a 300-ft. wide strip along the seashore which is in the Conservation District, District Subzone General. The use of the subject lots has remained unchanged. The lots are used, in general, for agricultural and grazing purposes. The use of the area within the Conservation District continues to be for recreational purposes. As a result, the proposed use of the 300-ft. shoreline strip is a conditional use within the General subzone of the Conservation District. Additionally, a public hearing will be required since the proposed use involves a subdivision.

HAWAII

PROPOSED DIRECT SALE OF ACCESS EASEMENT
ACROSS STATE LAND, KAPAAHU-KIKALA, PUNA,
HAWAII, Edward Lee/Dept. of Land and
Natural Resources

The proposed action is a direct sale of a perpetual, non-exclusive 20-ft. wide roadway access easement approx. .8 mile long to service the applicant's property. The unencumbered state land is located at Puna, (TMK: 1-2-08:08). The applicant's property is identified as TMK: 1-2-08:16. The easement rights will last 65 years with rental reopenings at the end of each 10 years of the term. The applicant is the owner of a 50-acre lot in the Upper Kaimu Homestead subdivision, created in the 1940's. Although there is a 50-ft. road reserve bisecting the subdivision, the road reserve does not connect to the Upper Puna Rd. and these lots do not have legal access to a public highway. The applicant proposes to utilize an existing jeep road which crosses over Parcel 8 up to the boundary of Parcel 11. From there, a new rough graded roadway would be constructed along the boundary up to and across the existing 50-ft. road reserve. Authorization to construct the jeep road as access to Parcels 10, 11, and 17 was granted by the Land Board in 1960.

FIN FISH REARING FACILITY, HILO, HAWAII,
Dept. of Land and Natural Resources (DLNR)

The fin fish rearing facility is proposed to be constructed on the east coast of Hawaii, along the Wailoa River. The proposed facility will be part of an existing DLNR structure at Wailoa River Park, presently maintained by the Division of State Parks and used as a canoe shed (TMK: 2-2-31:1). The State Land Use District designation is "urban." Presently, Mexican topminnow baitfish (shipped from the Maui County Baitfish Facility) are held in a private fishpond located in Keaukaha under an informal agreement. Since the Division of Aquatic Resources (DAR) expects to

continue its baitfish sea trial project and there are as yet no permanent holding facilities, the Division proposes to build its own facilities for holding baitfish. Other food fishes are also being cultured in the fishpond. The possibility of interspecies transmission of diseases and parasites makes physical separation highly desirable. The following work is proposed for this project:

- a. Extension of existing DLNR facility presently used by the Division of State Parks as a baseyard.
- b. Tanks, aeration and water pumps, pipes and appurtenances for the baitfish holding area.

The Legislature appropriated \$50,000 for this project. It will be necessary to obtain a Special Management Area Use Permit from the County of Hawaii. The construction will be confined to a small area of the existing canoe shed, presently a baseyard for the Division of State Parks. The new complex will improve DAR's capacity to better conduct baitfish sea trials by moving the holding facility nearer to commercial fishing boat docks and by using State-owned facilities to conduct ongoing fisheries research projects.

PROPOSED DIRECT SALE OF UTILITY EASEMENT
ACROSS STATE LAND OLAA RESERVATION LOTS,
OLAA, HAWAII, Hawaiian Electric Light
Co., Inc. (HELCO)/Dept. of Land and
Natural Resources, Division of Land
Management

The proposed action is the direct sale of 4 perpetual, non-exclusive utility easements ranging from 12 to 70 sq. ft. located on State land remnants along the New Volcano Hwy. in Kurtistown, Olaa, Puna, Hawaii (TMK: 1-7-19). The proposed easement areas are presently used as highway shoulders. The applicant is in the process of upgrading its facilities in the Kurtistown area. A section of the old distribution line will be relocated from an old Government road right-of-way out to the new Volcano Hwy. Because the

highway curves in this area, the poles will have to be supported by anchors and guy wires which will encroach over 4 highway remnants.

PROPOSED DIRECT SALE OF UTILITY EASEMENT
ACROSS STATE LAND, KALAPANA, HAWAII,
Hawaiian Electric Light Co., Inc.
(HELCO)/Dept. of Land and Natural
Resources, Division of Land Management

The proposed action is the direct sale of a perpetual, non-exclusive easement of approx. 25 sq. ft. located on unencumbered state land at Kalapana, Puna, Hawaii (TMK: 1-2-03: 12). The proposed easement area is presently unused, overgrown, and vacant. The applicant is proposing the installation of electric power to various residences along the Government Beach Road in Kalapana, Puna, Hawaii. The project begins at pole #213 fronting the Kalapana Store and extends to Kalapana Ave. of the Kalapana Gardens Subdivision. The proposed installation will traverse along the roadway but will require encroachment into parcel 12 for the installation of an anchor rod and guy wires necessary to stabilize the pole and transmission line.

PROPOSED DIRECT SALE OF UTILITY EASEMENT
ACROSS STATE LAND, MAKALAPA, HAWAII,
Hawaiian Electric Light Co. (HELCO)/Dept.
of Land and Natural Resources, Division
of Land Management

The proposed action is the direct sale of a perpetual, non-exclusive utility easement for transmission pole anchor and guy wire purposes of about 100 sq. ft. (TMK: 5-2-08:03). The applicants are in the process of improving the distribution system between Halawa and Nuilii, North Kohala by relocating old pole lines from overland routes out to the Government road, many poles will require anchor supports outside of the road right-of-way. The Land Board previously approved two other easements over this parcel (an anchor and overhead easement), but due to a revision in the original project alignment, an additional anchor will be required within the State

parcel. The subject parcel is encumbered by State General Lease No. S-4514 to South Pacific Christian Camps, Inc. for youth educational activities. The proposed easement area is located in a remote corner of the property which is not utilized by the Lessee.

PROPOSED DIRECT SALE OF UTILITY EASEMENT
ACROSS STATE LAND, PUUWAAWAA, HAWAII,
Hawaiian Electric Light Co., Inc.
(HELCO)/Dept. of Land and Natural
Resources, Division of Land Management

The proposed action is the direct sale of a perpetual, non-exclusive easement approx. 1.9 mi. long and 15 ft. wide (TMK: 7-1-01:01) and a 30-ft. wide utility easement approx. 0.50 mi. long (TMK: 7-1-02:01). To supply adequate power to the Puulani Ranch Estates Subdivision in the Puuanahulu Homesteads, the applicant will be converting its Puuwaawaa Substation distribution system from 2.4KV to 12.47 KV. The conversion will involve the removal of two old poles and two anchors, and the installation of four new poles and three anchors in TMK: 7-1-01:01 in the immediate vicinity of the substation. In TMK: 7-1-02:01, one new pole and three new anchors will be added to the applicant's existing pole line. The proposed easement areas cover existing facilities which were constructed in the 1950's. Transmission lines, poles, and anchors installed in the 1950's presently are situated within the proposed easement areas.

PROPOSED DIRECT SALE OF ACCESS EASEMENT
ACROSS STATE LAND, KEALAKEHE HOMESTEADS,
NORTH KONA, HAWAII, Herb Kawainui
Kane/Dept. of Land and Natural Resources,
Division of Land Management

The proposed action is the direct sale of a perpetual, non-exclusive 30-ft. roadway access easement of about 11,700 sq. ft. The unencumbered state land (TomiTomi Rd.) is located at Kealakehe Homesteads, 1st Series, North Kona, Hawaii (TMK: 7-4-04). The applicant and other family members are the owners of a 19-acre parcel along TomiTomi Rd.

TomiTomi Rd. has a varying right-of-way from 20 to 30 ft. and is paved up to approx. 390 ft. from the northwest corner of the applicants property. Due to financial difficulties, the applicants plan to subdivide the property into 2 lots, consisting of one 5-acre lot and a remaining lot of 14 acres. The minimum County roadway requirements for this proposed subdivision call for a 20-ft. wide dedicable standard pavement within a 50-ft. right-of-way. In lieu of a providing the full improvements, the applicant intends to request a variance from the subdivision roadway requirements. The proposed easement area is presently graveled and used to access the applicant's property. TomiTomi Rd. is a sub-standard homestead road that accesses off Palani Rd. The roadway leading up to the easement area consists of 12 to 14-ft. pavement with narrow shoulders.

CONSERVATION DISTRICT USE APPLICATION FOR EXTENSION OF UTILITY LINES, POHAKULOA, HAWAII, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

The proposed action involves the after-the-fact application for an emergency installation of a power line at Pohakuloa, Hawaii (TMK: 4-4-16:03). An electrical powerline approx. 775 ft. long was installed after receiving emergency authorization in October, 1985. This line will be installed from an existing power pole at the baseyard to a cabin to replace the unreliable power source presently provided from State Parks facilities. This action will require the installation of three additional facility poles for the line. The installation of an electrical powerline approx. 775 ft. in length will require the implantation of a total of 3 electrical poles approx. 230 ft. apart. The reliable power source provided by the project will enhance the overall efficiency of the Division's Endangered Species Program by providing livable quarters for the researchers. In future years it may be necessary to clear vegetation or trim branches to avoid contact with the power lines.

ENVIRONMENTAL IMPACT STATEMENTS

EISs 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 EISs); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku 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 EISs 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.

DRAFT EIS FOR THE DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES AND APPURTENANCES, HONOLULU, OAHU, City and County of Honolulu, Board of Water Supply

The proposed water facility improvements will be located within the Honolulu District in the southeast sector of Oahu. The Honolulu water use district stretches from Makapuu Pt., at its eastern extremity, to the Moanalua drainage divide. The area is bounded to the north by the crest of the Koolau Range, and extends to the shoreline which includes the coastal plain of southeastern Oahu. The area comprises 88 sq. miles, and consists of census tracts 1 through 72 inclusively. This district is coextensive with the Honolulu Judicial District and the Honolulu Groundwater Control Area. Wells and springs will be developed to provide potable water for domestic use. Facilities associated with well development include the well, pump, control building and required transmission lines to connect the new source to the existing water system. Spring collection systems would include concrete walls and enclosures to protect the source from contamination. Water storage facilities are proposed to increase storage capacity and provide a more reliable water supply within the

affected service area. The added storage capacity will enable the water system to more easily meet peak demands or emergency situations. The proposed transmission mains will increase transmission capacities. Regional impacts include those associated with hydrology, water quality, flood hazard, spring and stream environments, population, public facilities, economy and displacement. Potential impacts which will be closely monitored by the applicant are those of source development upon spring or stream environments. Sustainable yields of basal water sources will not be adversely impacted by proposed source developments. From a long-range planning standpoint, the proposed improvements will facilitate future growth in keeping with the County General Plan. Although import of water from other water districts will still be required with the proposed improvements, these improvements will, nonetheless, help provide adequate water supplies to meet the projected needs of the Honolulu District. The long-term productivity of the basal aquifer is not anticipated to be adversely affected, as the anticipated drafts will be within established sustainable yields.

The draft EIS is also available for review at the Aina Haina, Hawaii Kai, Kalihi-Kapalama, Liliha, Manoa, McCully-Moiliili and Waikiki-Kapahulu Libraries.

DEADLINE: May 15, 1986.

Please refer to the Notice section of the Bulletin for information on meeting dates.

DRAFT EIS FOR KALAKAUA AVENUE SAFETY AND BEAUTIFICATION PROJECT, HONOLULU, OAHU, City and County of Honolulu, Dept. of Transportation Services and Dept. of Public Works

The proposed action involves sidewalk widening, landscaping enhancements, street furniture changes and associated roadway alterations along Kalakaua Ave. between Kapahulu and Kuhio Aves., a distance of approx. 1.1 miles. The final

plans for the project provide a minimum 47-ft. road width and 4 traffic flow lanes, with additional space provided as necessary for turning lanes and loading zones. A complete ban on parking would be enacted. The 9 ft. gained by reducing the roadway width from its current 56 ft. to 47 ft. would be devoted to additional pedestrian travelway and landscaping. This plan is designed to realize the optimum potential for widening the sidewalks, adding landscaping, and beautifying Kalakaua Ave., while maintaining or increasing the existing capacity of the roadway at all points within the project area. Because of this, the completed project is not expected to significantly affect the number of vehicles using either Kalakaua or Kuhio Aves. Widening the sidewalks, repaving the roadway, installing additional landscaping, providing new storm drain inlets, and other changes associated with the proposed project will involve construction activities over a period of approx. 18 months.

The draft EIS is also available at the Waikiki-Kapahulu Library.

DEADLINE: April 22, 1986.

DRAFT EIS FOR THE KUKIO BEACH RESORT, NORTH KONA, HAWAII, Huehue Ranch/County of Hawaii Planning Dept.

Previously published on March 8, 1986.

The draft EIS is also available for review at UH-Hilo, Holualoa and Kailua-Kona Libraries.

DEADLINE: April 7, 1986.

DRAFT EIS FOR THE WAILUA RIVER HYDROELECTRIC POWER PLANT, WAILUA, KAUAI, Island Power Co., Inc./Dept. of Land and Natural Resources

Previously published on February 23, 1986.

The draft EIS is also available for review at Kauai Community College, Hanapepe, Kapaa, Koloa Community-School,

and Waimea Libraries.

DEADLINE: March 25, 1986.

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

FINAL EIS FOR THE KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Accounting and General Services, Division of Public Works

The proposed project involves the construction of the Kaunakakai State Office Building Complex on the island of Molokai, Hawaii. The Kaunakakai State Office Building Complex is being planned to accommodate the office requirements of those State agencies that were displaced by the loss of the State Office Building, to accommodate their future expansion requirements and to accommodate the District Court and library either concurrently or at some future date. The project is projected to accommodate a total of 47,000 sq. ft. of gross building area and its off-street parking requirements. This project includes the following activities - the site selection, the land acquisition, tenant relocation and the construction. This project is being undertaken to provide replacement office facilities for State agencies plus the ancillary requirements such as meeting-conference rooms, lunch rooms, etc. These office facilities will be located in the Kaunakakai State Office Building Complex. The State agencies' projected requirements are 15,450 and 16,510 net sq. ft. respectively for the years 1985 and 1990. The projected space requirements for 1990 do not grossly differ from that of 1985, therefore, this project will proceed on the basis of developing a 16,510 net sq. ft. (24,770 gross sq. ft.) building to accommodate the 1990 office space needs. The projected land area requirement for siting the Kaunakakai State Office Building Complex is 4.5 acres which is

based on the 1990 projections of space needs and an all inclusive provision for parking, open space, landscaping, library and future additions. The construction project will include the following work activities: site clearing, earthwork; excavation and filling for laying utility lines and foundations; concrete paving and placement; laying concrete masonry units; carpentry, dry wall, glasswork and roofing; landscaping; and paving for driveways, parking and walkways. The existing Kaunakakai Civic Center site of 2.234 acres and the adjoining County of Maui site of 2.164 acres and its adjoining State land are the only Government-owned land in the downtown area which can be considered as a possible site for this project. However, additional private land adjacent to this site may be considered. All other vacant sites to be evaluated as possible sites for this project will be on private lands. The phasing and timing of the project will depend upon site selection, processes of land acquisition and possibly displacement and relocation of the present occupants. The project schedule tentatively projects site selection in December 1985 and completion of construction in February 1989 or November 1989 if displacement and relocation of occupants are involved.

The final EIS is also available for review at the Molokai Library.

STATUS: Currently being processed by OEQC.

FINAL SUPPLEMENTAL EIS TO THE REVISED EIS FOR THE KAHAUALE'A GEOTHERMAL PROJECT, PUNA, HAWAII, Estate of James Campbell/Dept. of Land and Natural Resources

Previously published on February 23, 1986.

STATUS: Accepted by the Department of Land and Natural Resources on February 14, 1986.

NOTICES

Two informational meetings regarding DRAFT EIS FOR THE DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES AND APPURTENANCES, HONOLULU, OAHU (for details see EIS section of Bulletin) are scheduled on:

1. April 9, 1986 at 7:00 p.m. at Kalani High School Cafetorium.
2. April 14, 1986 at 7:00 p.m. at Washington School Cafetorium.

STATE ENVIRONMENTAL COUNCIL MEETING

Date: Wednesday, April 16, 1986
 Time: 5:00 p.m.
 Place: Dept. of Health Board Room
 3rd Floor

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The project listed in this section has been filed with the County agency pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;
 Hnl. Dept. of Land Utilization 523-4077;
 Kauai Planning Dept. 245-3919;
 Maui Planning Dept. 244-7735.

PROPOSED MEZZANINE OFFICE ADDITION FOR WKH CORPORATION EXECUTIVE OFFICES AT THE KAHALA HILTON HOTEL, KAHALA, OAHU, WKH Corporation/City and County of Honolulu, Dept. of Land Utilization

Negative Declaration

The applicant proposes to construct a mezzanine office addition above existing offices at the mauka side, Diamond Head end, of the Kahala Hilton Hotel (TMK: 3-5-23:39). The property contains 282,486.6 sq. ft., with existing structures of 268,266 sq. ft. The new structure will enclose 1,673 sq. ft. for

general office space. The proposed addition will be contained within the existing footprint of the hotel structure, and will be of fire-resistive construction. The new roof will be approx. 33'-9" above existing grade and will align with the first existing hotel room floor line. The outer face of the addition would align with the existing main floor offices. Materials and colors will match the existing adjacent construction. The minimum setback from the property line will be approx. 23'-10". The new structure will be entered through the existing offices for the same tenant. Approx. three additional office staff personnel will be housed in the new structure. A new toilet room will be provided to serve the additional staff. The new plumbing will be served by the existing hotel water and sanitary sewer systems. The project will require approx. 6 months to construct at an estimated cost of \$100,000.

NEPA DOCUMENT

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

FINAL SUPPLEMENTAL EIS U.S. DEPT. OF THE ARMY PERMIT APPLICATION FOR PROPOSED SWIMMING LAGOONS AND MARINA FOR WEST BEACH DEVELOPMENT HONOULIULI, OAHU, West Beach Estates/U.S. Army Corps of Engineers

The applicant proposes to construct a recreational marina and four bathing beach lagoons in conjunction with their plans to establish West Beach Resort. The 500-slip marina would help to fulfill the documented demand for additional pleasure and commercial boating facilities on the island of Oahu, particularly the area between Keehi Lagoon and Pokai Bay. Similarly, the four lagoons, ranging in size from 2 to 5.5 acres, would provide sheltered swimming and sunbathing areas for the project's visitors, residents, and the

general public. Both the marina and the lagoons would be open to public use and would provide improved public access to the shoreline. The overall

resort/residential development encompasses over 620 acres and would provide 5,200 residential units, 4,000 hotel/condominium units, commercial centers, parks, interior road systems, utility systems, a golf course and other recreational and urban support facilities. In addition to providing improved shoreline access and public recreational facilities, and satisfying part of the demand for recreational boating on Oahu the total development is expected to provide increased employment opportunities and increased taxes and revenues to the State. The primary opposition to the proposed development is from the Waianae community. The direct impacts of the action proposed under the DA permit are restricted to a small portion of the nearshore marine environment and to the immediate inland areas where the marina and lagoons are located. These impacts include direct damage to the marine habitat, damage due to siltation and run-off, and loss of cultural/archeological/paleontological resources following date recovery. The project demands on water, power, and other community resources and infrastructure have been coordinated with the appropriate State and local agencies. Under Section 10 of the River and Harbor Act of 1899, authorization is requested for opening of the marina and lagoons to the ocean, dredging lagoon entrance channels, installation of internal docks and associated marina and launching facilities, and periodic maintenance dredging of the marina basin. Authorization for the placement of protective armor stone at the marina and lagoon entrance channel areas and periodic sand placement for beach maintenance is requested under Sec. 404 of the Clean Water Act. The FSEIS was developed to update the basic EIS document finalized and filed as a joint Federal-State EIS in December 1980. A

State SEIS was completed by the applicant and accepted by the Office of Environmental Quality Control in June 1985 to satisfy State EIS requirements.

This separate Federal FSEIS addresses the proposed DA permit action and Federal EIS requirements.

Final Supplemental EIS is also available for review at the Waianae and Ewa Beach Community-School Libraries.

CONTACT: Col. Michael M. Jenks

Dept. of the Army
U.S. Army Engineer
District, Honolulu
Fort Shafter,
HI 96858-5440
ATTN: Operations Branch

DEADLINE:

Comments should be made within 30 days from the date of publication in the **Federal Register**. Further information will be provided at a later date.