



OEQC BULLETIN

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume III

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No. 08

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.

CENTRAL OAHU DEVELOPMENT PLAN AMENDMENT APPLICATION FROM AGRICULTURE TO VARIOUS USES AT WAIAWA RIDGE, OAHU, The Gentry Companies/City and County of Honolulu, Dept. of General Planning

The applicant is requesting that 1,242 acres of land at Waiawa, Central Oahu, be redesignated from Agricultural to Residential (782 acres), Low Density Apartment (60 acres), Medium Density Apartment (15 acres), Commercial/Industrial (110 acres), Park (225 acres), and Roadway (50 acres). The applicant proposes to create a master-planned community which offers residential, apartment, commercial, and light industrial uses with two 18-hole golf courses extending through the site. The project location is between Waiawa Gulch and Stream, and the H-2 Freeway (TMK: 9-4-6:10 and 9-6-4:1). It

presently consists of vacant, fallow (previously in sugar cane) land with minor cattle grazing use. These changes would permit development of 7,900 single family and apartment units. About one half (4,000) of these units will be programmed for a retirement community. Changes for the subject 1,242 acres represent the first increment of the Waiawa Master Plan. When completed, the Waiawa community will total 2,827 acres. An EIS is required because this project will: 1) involve an irrevocable commitment resulting in the loss of a substantial amount of "prime" ALISH land; 2) involve substantial secondary impacts, including population increase and effects on public facilities (traffic, sewer, and water); and 3) require more detailed study on technical social economic and environmental impacts of the environment.

Contact: Fred Rodriguez
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, HI 96809

Deadline: May 23, 1986.

CONSERVATION DISTRICT USE APPLICATION FOR REHABILITATION OF REVETMENT AND CONSTRUCTION OF A NEW BREAKWATER AND REVETMENT, SAND ISLAND, OAHU, Dept. of Land and Natural Resources, Division of State Parks

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.

Previously published on April 8, 1986.

OAHU

Contact: Clyde Hosokawa
Division of State Parks
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96813

OAHU COMMUNITY CORRECTIONAL CENTER KEEHI ANNEX RESIDENCY FACILITY, HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Social Services and Housing

Deadline: May 8, 1986.

This project involves the construction of a new 120-bed residency facility with 60 cells at Keehi Annex at the Oahu Community Correctional Center (OCCC). The Keehi Annex is on the southwest portion of the OCCC. The estimated cost of construction is \$1,790,000. Since the project will be constructed within the existing site, no land will be removed from the tax base. The project will provide the Department with a much-needed facility to enhance its correctional program.

CONSERVATION DISTRICT USE APPLICATION FOR THE EAST AND WEST WAILUAIKI STREAMS HYDROELECTRIC PROJECT, NAHIKU, MAUI, Garratt-Callahan Company/Dept. of Land and Natural Resources

Previously published on April 8, 1986.

Contact: Randy Rowland
Associated Engineering Consultants
124 Oakwood Dr., Suite D
Auburn, CA 95603

APPLICATION FOR DEVELOPMENT PLAN AMENDMENT FOR CHEVRON SERVICE STATION EXPANSION, WAIPAHAU, OAHU, Chevron U.S.A., Inc./City and County of Honolulu, Dept. of General Planning

Dean Uchida
Department of Land and Natural Resources
Planning Office
1151 Punchbowl St.
Honolulu, HI 96813

Deadline: May 8, 1986.

The applicant proposes to amend the Central Oahu Development Plan by changing the Park designation on TMK: 9-4-11:43 and 96 to Commercial. The 19,980 sq. ft. lot is located at the southeast corner of Farrington Hwy. and Waikele Rd. adjacent to and makai of the existing Chevron Service Station. The property is presently an abandoned cemetery, and is bounded on the north by an existing Chevron Service Station, on the west by Waikele Rd., on the south by Waikele Rd. and residential property belonging to Mr. and Mrs. Isamu Maeda, and on the east by property owned by the State of Hawaii and containing the Waipahu Library. The applicant intends to expand the existing service station use on TMK: 9-4-11:57. With the exception of the underground storage tanks, which will be retained,

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

the existing service station will be redesigned and reconstructed. The new facilities will include five pump islands with thirty gasoline nozzles. A small kiosk (12' x 32') is planned to conduct business, including sale of a limited number of retail goods, such as, soft drinks, deli items, milk, cigarettes, etc.

AMENDMENT TO CONSERVATION DISTRICT USE APPLICATION FOR MAINTENANCE/EXPANSION OF ARTIFICIAL REEFS TO IMPROVE FISHING IN THE OFFSHORE WATERS OF MAUI AND OAHU, NEAR EWA BEACH, OAHU, Dept. of Land and Natural Resources, Division of Aquatic Resources

The agency plans to implement a pilot project to create an artificial reef, at a 300-420 foot depth on state-owned submerged lands offshore (TMK: 9-1), approx. 2 mi. off Ewa Beach, Oahu. The agency presently maintains four artificial reefs near Oahu and Maui. This amendment request is to implement a pilot project to create an artificial reef in deeper waters to enhance the habitat for bottom fish species. The potential site is 300 yards by 500 yards in size and encompasses an area of 31 acres. Preliminary surveys of the proposed project site indicate a gentle sloping bottom of firm substrate with a barren topography and very few bottomfish. The project activities will include pre- and post-reef construction surveys through bottomfish sampling with baited handlines and possibly monitoring the project site. Suitable and cost-effective reef materials are being evaluated with consideration given to contaminant-free materials like damaged/surplus concrete projects, weighted bundles of tires, boulders, etc.

LAIE LODGING UNITS FOR THE HOMELESS PROJECT, LAIE, OAHU, City and County of Honolulu, Dept. Housing and Community Development

The agency proposes to construct approx. 10 units to house homeless and other low-income families on land donated to the City by the Church of Jesus Christ of Latter Day Saints. The property encompasses approx. 2.66 acres north of

Laie, 1.3 miles north of the Polynesian Cultural Center and 1.5 miles south of Kahuku (TMK: 5-5-5:18). It is located on the unnamed dirt road leading to the Cackle-Fresh Egg Farm. The agency proposes the construction of 10 one-story concrete buildings containing 36 family units and eight dormitory units. Each building will contain kitchen, bathroom, and laundry facilities for common use. The project will accommodate approx. 116 persons in 44 households. One unit will serve as the resident manager's quarters. Private living areas for the dormitory and family units are 120 sq. ft. and 240 sq. ft., respectively. The minimal unit sizes and limited amenities provided are intended to discourage permanent use, yet provide for basic shelter needs. A non-profit corporation will construct and manage the rental units, which will be rented to low- and moderate-income households, with beach dwellers having first priority. Based on preliminary estimates, a total development cost of approx. \$1.6 million is anticipated. Community Development Block Grant funds and other City funds may be used for the proposed project. The project cost will be amortized over a 30-year period through the collection of rents established at levels near the State's shelter allowance for welfare recipients. The proposed project will provide a safe and sanitary shelter for persons who cannot afford to rent conventional housing. These individuals and families have been camping at the public beaches for an extended period and were relocated to two privately-owned campsites in Punaluu. The project will provide "intermediate" shelter in that families will not have individual, self-contained living units. Households will share kitchen and bathroom facilities. Rent will be established at modest levels affordable by the prospective residents. Job training and other self-improvement programs will be provided to tenants enabling them to become self-sufficient and to move into conventional housing. The improvements proposed for the Laie development include a water system, on-site sewage disposal system, fire protection system, and electrical and telephone services.

MAUI

PROPOSED CONSTRUCTION OF TWO CUL-DE-SACS,
PUBLIC BEACH WALKWAY AND RELATED
IMPROVEMENTS, MAKENA, MAUI, Seibu Hawaii,
Inc./County of Maui, Planning Dept.

The proposed action is the construction of two cul-de-sacs, 10 paved public parking stalls, a gravel beach walkway, landscape planting, and related improvements on portions of TMK: 2-1-6:56, 57, and 59, TMK: 2-1-5:86, and the Makena-Keoneoio Rd. right-of-way, Makena, Maui. The applicant is proposing to construct a pedestrian footpath and install landscape planting mauka of the shoreline, and to construct two permanent cul-de-sacs and a paved parking area with landscape planting within portions of a makai road parcel and the existing Lower Makena-Keoneoio Rd. right-of-way. The proposed gravel-base footpath will be situated a minimum of 20 feet mauka of the shoreline (vegetation line) and measure 6-ft. in width and approx. 1,300 ft. in length. This footpath will be situated within the County's Special Management Area (SMA), pursuant to Chap. 205A, HRS, and the SMA Rules and Regulations of the County of Maui. The proposed walkway will consist of 4-inch thick compacted cinders held in place by 1-inch by 4-inch wooden headers and 4 feet brace stakes. Landscape work along the beach walkway will consist of the infill planting of shrubs and ground cover similar to existing vegetation in the area between the shoreline and proposed beach walkway. This landscape planning work is situated within the minimum 20 foot shoreline setback area applicable to this parcel, pursuant to Chap. 205, HRS, and Art. III Sec. 6, Shoreline Setback Rules and Regulations of the County of Maui. The remainder of the sand dune will be maintained with lawn grass and existing kiawe trees, some of which will be selectively thinned. The makai road parcel will be landscaped with lawn grass. The proposed cul-de-sacs will be situated at the north and south ends of the makai road parcel within portions of privately-owned and public lands. This improvement will include an asphalt turn around surface

and concrete curbs and landscape planting, along with 10 paved and marked stalls in the public right-of-way adjacent to the south cul-de-sac for public beach parking use. The cul-de-sacs and 10 parking stalls are situated within the County's SMA but outside or mauka of the 20 foot shoreline setback area.

CONSERVATION DISTRICT USE APPLICATION FOR
COMMERCIAL FOOD VENDOR SERVICE USE AT
KIPAHULU, MAUI, Ohe 'O Ohana/Dept. of
Land and Natural Resources

The proposed activity is a mobile lunchwagon operation which will provide beverage and selected food service primarily for visitors using the Kipahulu portion of Haleakala National Park (TMK: 1-6-3:16). Presently, there is no such service. The parcel involved is a slightly sloping pasture now in use for cattle grazing with walk through access to the National Park lands mauka. It is situated directly mauka across the Hana Hwy. from the National Park parking lot and garage. Site improvement will be a fenced-off area fronting the highway and recessed about 50-60 feet mauka, large enough to accommodate the wagon and customers without infringing the vehicular traffic on the highway. There are no existing utilities on the parcel.

KAHULUI COMMUNITY PARK IRRIGATION WELL
PROJECT, KAHULUI, MAUI, County of Maui,
Dept. of Parks and Recreation

The proposed action consists of the: 1) drilling of an irrigation well; 2) installation of an electrical pump, irrigation line, and control equipment; and 3) installation of electrical power lines to the pumps and controls. The well will be located in Kahului, Maui (TMK: 3-8-7:97), and will be used to irrigate grassy and landscaped areas within Kahului Community Park. The well facilities will be connected to the park's irrigation system and will be sized to produce irrigation water at a rate of 200 gallons per minute to meet

future park plans. Sufficient basal water is available and can be used for irrigation of the park's existing ball fields and landscape plantings. The basal water source which underlies the project area can be found at an elevation of approx. 3 ft. above mean sea level, at a depth of approx. 50 ft. below the proposed well location. The salinity of the well water is expected to range between 100 and 300 ppm which is well below the maximum of 600 ppm considered suitable for irrigation purposes. Submersible pumps will be installed underground within the well casing, and electrical control panels will be mounted on existing building walls near existing irrigation control boxes and other electrical panel boxes. Electrical power is available, and will be connected to the proposed pumps using underground installations for required electrical lines.

DEPARTMENT OF WATER SUPPLY BASEYARD RELOCATION, KAHULUI, MAUI, County of Maui, Dept. of Water Supply

The proposed action relocates the Dept. of Water Supply Baseyard currently located along Koa St. within the confines of the Kahului Airport District, to the proposed project site approx. 1 mi. away on the southwest corner of Kealani Pl. and Palapala Dr., Kahului, Maui. The relocation is being made at the request of the State Dept. of Transportation, Airports Division. The project site to be leased from the State of Hawaii contains approx. 2 acres (TMK: 3-8-1:75 and a portion of 3-8-1:19). The two existing structures include an older hollow-tile block building and a newer pre-engineered metal building. The proposed structure will also be a pre-engineered metal building, 140' by 40' in size. The proposed project will entail the renovation of the existing older building and the construction of the following structures:

1. Meter, mechanical, and field shop building.
2. Carpenter and electrical shop building (enclosed building). Attached 12-car covered parking lot.

3. Equipment garage (roof structure only).
 4. Galvanized and PVC pipe storage (roof structure only).
 5. Extension of existing building roof.
- In addition to these structures there will be areas designated for cast iron pipes, pipe fittings, and heavy equipment storage. An 18-car employee parking lot will also be provided. The perimeter of the project site will be fenced for security purposes and heavy landscaping with an irrigation system will be provided to soften the effect of the chainlink fencing. Construction cost of the initial phase is estimated at \$80,000.

HAWAII

HILO DEPARTMENT OF LAND AND NATURAL RESOURCES BASEYARD, HILO, HAWAII, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

The agency proposes to improve and expand its facilities at the Hilo Dept. of Land and Natural Resources Baseyard to meet the baseyard facilities requirements of the Div. of Forestry and Wildlife and the Div. of State Parks. The project location is the Hilo DLNR Baseyard complex near Kawili St. (TMK: 2-2-27:1). Construction requirements include the extension of an existing steel building to cover a grease pit and concrete floor equipment repair area; the addition of a shed-type structure with concrete floor on a gravel surfaced area adjacent to the mechanic shop and used for repairing heavy equipment; the extension of a covered parking stall; the construction of a new steel building for warehouse and fire cache use on a graveled area from which two old and deteriorated quonset-type buildings were removed; the paving of existing gravel driveways; and the construction of a steel building to meet the baseyard facilities requirements of the Div. of State Parks. The State Parks facility will require the use of approx. 2,000 sq. ft. of covered area presently used for parking, storage, and a temporary small engine repair shop, and about 2,800 sq. ft. of open pavement. The Hilo Baseyard complex is within the

County of Hawaii's Open Zoning. Because the Div. of State Parks' facility will be a new use within the complex, a variance permit from the County will be required.

PROPOSED LEASE OF STATE LANDS AT WAIAKEA, HAWAII, Suisan Company, Ltd./Dept. of Land and Natural Resources, Division of Land Management

The proposed location of state land, encumbered by General Lease No. S-4316 to Bayshore Realty Investment, Inc. through an agreement of sale from Mike Dietz Golf Shops, Inc., is at Waiakea, South Hilo (TMK: 2-1-1:12). The proposed action is a withdrawal of approx. 33,000 sq. ft. of land from General Lease No. S-4316 and its public sale for constructing and maintaining a 42-car parking lot. The property is a portion of a 65.244 acre parcel of State land formerly leased to Alflo Ronco Development, Inc. in 1970. The purpose of this lease was to allow construction of a golf course and related facilities. The applicant operates a fish auction facility across from the property, and proposes to lease a portion of the land to construct a parking lot for fishermen, fish purveyors, and tourists. The proposed area is grassy and vacant.

PROPOSED DIRECT SALE OF ACCESS EASEMENT OVER AND ACROSS STATE LAND, KAUMANA AND PONAHAUAI HOMESTEADS, SOUTH HILO, HAWAII, Ernest Mattos/Dept. of Land and Natural Resources, Division of Land Management

The proposed action is the direct sale of a perpetual, non-exclusive roadway easement over an existing jeep road. The location of the state land is at Kaumana and Ponoahawai Homesteads, South Hilo, Hawaii (TMK: 2-5-1:8 and 2-5-2:12). The parcels are located adjacent to the Saddle Rd. across the Kaumana City Subdivision. The applicant and his family are the owners of two landlocked parcels (TMK: 2-5-2:2 and 6). Traditional access has been via a rough graded 12- to 15- foot wide jeep road established over 30 years ago across state lands. For estate purposes, the

applicant is requesting that legal access be granted over the existing road.

OLAA STATION NO. 3 PRODUCTION WELL AND SUPPORTING FACILITIES, OLAA, HAWAII, County of Hawaii, Dept. of Water Supply

This project will consist of the installation of a deep well pump, motor, controls, booster pump unit, reservoir, pipeline and appurtenances. The project is necessary to increase existing water system capacities to accommodate increasing water demands. This project will be located between Keaau and Kurtistown in the district of Puna in Hawaii County, approx. 10 miles from the city of Hilo. This district of Puna, including the area to be served by this project, is primarily agrarian. The project is designed to serve the increasing demands for the growing commercial, industrial, agricultural, and residential needs of the area. Although a percentage of each user cannot be specifically shown, the various users will all benefit. The project will improve economic growth, industrial and commercial enterprises, and employment opportunities, and benefit the unemployed and low-income individuals. According to comprehensive land use plans, the affected areas that will benefit are characterized as a growing community with various land uses. Without the basic need of water, moratoriums on developments have to be imposed that would result in detrimental economic and employment conditions. The estimated cost of the project is \$1,500,000.

CONSERVATION DISTRICT USE APPLICATION TO DEVELOP A BOAT STORAGE AND REPAIR FACILITY AT HONOKOHAU, NORTH KONA, HAWAII, McClean Properties, Ltd./Dept. of Land and Natural Resources

The applicant proposes to develop a storage, repair, and retail facility for fishing boats, sailboats, and trailers at Honokohau, North Kona, Hawaii (TMK: 7-4-8: 26). The north-westerly 3 1/4 acres of the larger 89.527 acre parcel will be used for:

1) storing fishing boats (inboard and outboard), small sailboats, and trailers; 2) ~~repairing and servicing boats, engines, and trailers;~~ 3) selling engines, trailers, parts, and accessories for boats; 4) selling fuel for use in operating boats. Applicant also plans to construct an open-sided shed measuring approx. 48' x 36' to be used for boat repair and storage of inventory of spare parts and boats. Applicant proposes to lease a site of about 3 acres to local boat owners for storage of boats and trailers.

DIRECT SALE OF EASEMENT, MAKAPALA, HAWAII, Hawaii Electric Light Co., Inc. and Hawaiian Telephone Co./Dept. of Land and Natural Resources

The proposed action is the direct sale of a perpetual, non-exclusive guy wire and anchor easement, 5' wide by 20' long on State land at Makapala, North Kohala (TMK: 5-2-8:3). The applicants are in the process of improving its distribution system between Halawa and Niulii, North Kohala by relocating old pole lines from overland routes out to the Government Main Rd. Because of the numerous curves in the Government road, many poles will require anchor supports outside of the road right-of-way. Such is the case with subject property, in which an anchor will be buried. The Board of Land and Natural Resources previously approved two other easements over this parcel (an anchor and an overhead easement), but due to a revision in the original project alignment, an additional anchor will be required in the State parcel. The property is encumbered by State General Lease No. S-4514 to South Pacific Christian Camps, Inc. for youth educational activities. The 5' x 20' easement is located in a remote corner of the property which is not utilized by the lessee.

PROPOSED GRANT OF REVOCABLE PERMIT, OLD KONA AIRPORT STATE PARK, NORTH KONA, HAWAII, County of Hawaii/Dept. of Land and Natural Resources, Division of Land Management

The proposed action is the direct grant of a revocable permit for a portion of the former Freight Terminal Bldg. consisting of approx. 3,200 sq. ft. The applicant intends to commit approx. \$25,000 for upgrading the structure which will include the installation of toilet facilities, electrical wiring, flooring, partitions, and painting. The property is at the Old Kona Airport State Park in Kailua, North Kona (TMK: 7-5-5:72 and 73). A former freight terminal building is situated on the property, a portion of which is presently occupied by the Kai E Hiku Canoe Club under a construction right-of-entry granted by the Land Board on July 11, 1985. The County of Hawaii is proposing to establish a Police substation within this structure while continuing to share a portion of the facility with the canoe club. The subject building is presently used by the Kai E Hiku Canoe Club. The one-story wooden structure is 80-feet long by 40-feet wide and was originally constructed in 1950. Most of the building was vacated in 1982 when all revocable permits at the Old Kona Airport State Park were cancelled because of the construction of the nearby State Pavilion.

PROPOSED DIRECT SALE OF ROADWAY REMNANT HOLUALOA 3RD-KAUMALUMALU, NORTH KONA, HAWAII, Duane and Valerie Lathrop/Dept. of Land and Natural Resources, Division of Land Management

The proposed action is the direct sale of a roadway remnant consisting of approx. 492 sq. ft. The property is the vacant and unused State roadway remnant along Alii Dr. just north of Disappearing Sands Beach, a portion of Holualoa 3rd-Kaumalumalu, North Kona, Hawaii (TMK: 7-7-4:45). At its meeting of Sept. 13, 1985, the Board of Land and Natural Resources under agenda item F-5 approved the purchase of the subject roadway remnant to Mr. Irwin Miller for consolidation with adjacent property identified by TMK: 7-7-4:46. The remnant was formerly part of the Old Beach Rd. that is currently Alii Dr. Subsequent to the Land Board's action, the adjoining parcel owned by Mr. Miller was sold to

Duane and Valerie Lathrop who wish to consummate the purchase of the roadway emnant.

KAUPULEHU RESORT, KAUPULEHU, HAWAII, Kaupulehu Developments/State Land Use Commission

DIRECT SALE OF EASEMENTS FOR UTILITY PURPOSES, PUUWAAWAA, HAWAII, Hawaii Electric Light Company, Inc./Dept. of Land and Natural Resources

The proposed action is the construction right-of-entry and sale of perpetual, non-exclusive 15 ft. wide easement approx. 1.9 mi. long in TMK: 7-1-1:1 and construction right-of-entry and sale of 30-ft. wide easement approx. 0.50 mi. long in TMK: 7-1-2:1. The applicant, in order to supply adequate power to the Puulani Ranch Estates subdivision being developed in the Puuanahulu Homesteads, will be converting its Puuwaawaa Substation distribution system from 2.4 KV to 12.4KV. 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: 7-1-1:1 in the immediate vicinity of the substation. In TMK: 7-1-2:1, 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.

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.

Kaupulehu Developments is requesting the State Land Use Commission to amend the State Land Use District boundaries in the designation of 698 acres: 575 acres from Conservation to Urban and 123 acres from Urban back to Conservation. The affected acreage is designated TMK: 7-2-3:1. Kaupulehu Developments leases about 11,000 acres of land in the ahupuaa of Kaupulehu from the B.P. Bishop Estate. It proposes to develop portions of the leased land makai of Queen Kaahumanu Hwy. as a self-contained resort/residential community to be known as Kaupulehu Resort. Facilities will be developed at a site south of the existing Kona Village Resort over a period of about ten years. They will include a luxury hotel and beach club, beach resort condominiums, golf resort condominiums, and two golf courses. Vehicular access to the resort will be via the main entry road from Queen Kaahumanu Hwy. A separate new roadway to the existing, independently-operated Kona Village Resort will branch off from this entry road. The operators of Kona Village Resort propose to relocate an existing check point to the new roadway. Public access from Queen Kaahumanu Hwy. to the shoreline will be provided, which will facilitate pedestrian access at the shoreline. Approx. acreages to be devoted to each major land use category and the range of units planned at Kaupulehu Resort are as follows:

KAUPULEHU RESORT LAND USE BY ACREAGE AND UNITS		
Land Use	Approximate Acreage	Planning Range Number of Units
Hotel	60	600-900
Beach Club	3	
Beach Condominiums	60	50-150
Golf Condominiums	60	300-450
Golf Courses (2)		
Open Space, Buffer, Roadways, and Services Areas	438	
	623	

The current request for reclassification would also allow Kona Village Resort to expand its operations by providing additional Urban District Shorefront property adjacent to its north boundary.

A tentative agreement between Kaupulehu Developments and Kona Village Resort would make additional acreage available to Kona Village Resort for expansion purposes. About 12.5 acres of reclassified Urban land would be combined with existing Urban classified land both north and south of Kona Village Resort to develop additional facilities at Kona Village Resort. Expansion will include 5 shoreline acres south of Kona Village Resort for 29 new units, 15 shoreline acres north of Kona Village Resort for 25 new units, and 2 acres for parking and tennis facilities. The combined Kona Village Resort and proposed Kaupulehu Resort facilities constitute one intermediate resort under County General Plan designation. As such, the facilities are limited to 1,500 units total. Kona Village Resort currently has 100 units and plans to build 54 additional units. At the same time, 4 existing units will be converted to other uses, giving Kona Village Resort a total of 150 units. Kaupulehu Developments will develop the remainder of the 1,500-unit total, or up to 1,350 units. The current request for reclassification would allow a buffer to be provided around Kona Village Resort by putting land not used by Kona Village Resort into Conservation.

The draft EIS is available for review at the Holualoa and Kailua-Kona Libraries.

Deadline: May 23, 1986.

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

Previously published on March 23, 1986.

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.

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 CENTRAL MAUI SANITARY LANDFILL PROJECT, County of Maui, Dept. of Public Works

Previously published April 8, 1986.

Status: Accepted by Mayor Hannibal Tavares, County of Maui, on April 8, 1986.

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

Previously published on March 23, 1986.

Status: Accepted by Governor Ariyoshi on April 11, 1986.

NEPA DOCUMENTS

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.

OPERATIONS SUPPORT FACILITY U.S. ARMY FIELD STATION, KUNIA, HAWAII, Dept. of the Army, Headquarters, United States Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for the construction of a permanent three-story, fire resistant building to serve as the secured operations support facility for US Army Field Station Kunia (USAFS Kunia). The building will total 51,000 sq. ft. of floor area and provide administrative working space for command/control and operations/logistic

support personnel and functions that will be displaced from an existing Kunia facility due to planned mission expansions. Functional elements in the new facility will include communications, classified storage, command control, office automation local area network, conference and training rooms, audio visual center, reception and access control areas, snack bar, air conditioning, and mechanical/electrical rooms. The new facility will be located in Waikele Gulch, at the northern sector of the installation. The proposed action will relocate ongoing activities from one part to another part of the installation. The operations support facility will result in the accomplishment of present and future assigned missions at USAFS Kunia.

In the last OEQC Bulletin, we inadvertently published two NEPA document notices under one heading, "KAPALAMA MILITARY RESERVATION SALE AND REPLACEMENT PROGRAM, PHASE I." To correct this error, we have rewritten the following two notices. We apologize for any inconveniences caused by the mixup.

KAPALAMA MILITARY RESERVATION SALE AND REPLACEMENT PROGRAM, PHASE I, HONOLULU, OAHU, Dept. of the Army, Headquarters, United States Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for sale in fee of land and existing improvements within an area of approx. 14 acres at Kapalama Military Reservation (KMR), Oahu (TMK: 1-2-24:4, and portion of 3, first division and 1-2-25: portion of 2, first division). The property proposed for sale is situated at the northwest corner of KMR and is divided into two roughly equal sections. The eastern portion contains 11 buildings that cover a combined area of 109,500 sq. ft. and are presently used for warehouse storage and repair shop operations. The western portion is vacant and used as a stockpiling site. The proposed sale in fee of the property and existing

structures at KMR will not impact the physical environment. Sale of the property will return Federally-owned lands not required for national defense to State, County, or private ownership. Once sold, use of the property will be regulated by the land use policies and plans of the State of Hawaii and the City and County of Honolulu. The proposed action will provide funds to construct new, permanent general purpose warehouses and a consolidated field maintenance facility at East Range, Schofield Barracks Military Reservation that will meet present and future needs of the 25th Infantry Division.

SUPPORT SERVICES COMPLEX, EAST RANGE, SCHOFIELD BARRACKS, OAHU, Dept. of the Army, Headquarters, United States Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for a new, permanent industrial-type complex at East Range, Schofield Barracks Military Reservation, with the facilities to be constructed as separate projects over a period of several years. The new complex will consist of the following facilities:

- a. **Supply Service and Administration Building.** The facility will total 24,000 sq. ft. and is required to support and manage the operations of the proposed East Range General Purpose Warehouse Complex.
- b. **General Purpose Warehouse Complex.** The complex will consist of several permanent, fire resistant general purpose warehouses. Phase I of the complex will consist of four warehouses with a total of 200,000 sq. ft.
- c. **Consolidated Field Maintenance Facility.** The facility will provide permanent noncombustible buildings for the direct, general and limited depot support maintenance and repair of combat/noncombat vehicles, construction and heavy mobile equipment, weapons, and communication/electronics equipment.

The vehicle-related shops will total approx. 114,000 sq. ft. and the weapons repair building will have 80,000 sq. ft.

Presently, support services functions for the 25th Infantry Division are being accomplished in old wooden buildings and sheds that are deteriorating, termite infested, and not readily or economically adaptable to meet mission requirements. Further, these facilities are located at various installations on Oahu. The proposed complex will meet present and future needs of the 25th Infantry Division. The consolidation of various functions and activities at one location will result in improved management and operational efficiency, and savings in manpower and maintenance costs.

NOTICES

PETITION FOR DECLARATORY RULING

The Environmental Council has received a petition for a declaratory ruling concerning the PROPOSED CONSTRUCTION OF TWO CUL-DE-SACS, 10 PAVED PUBLIC PARKING STALLS, A GRAVEL BEACH WALKWAY, LANDSCAPE PLANTING, AND RELATED IMPROVEMENTS AT MAKENA, MAUI by Seibu Hawaii, Inc. (For more information refer to page 4 of this Bulletin). The County of Maui, Planning Dept. determined that the proposed project would not require an environmental impact statement.

Petitioners Leslie Kuloloio, Charles P. Kean, George P. Ferreira, and Dana Naone Hall contend that the project was improperly designated as a negative declaration, and should require the preparation of an environmental impact statement. Petitioners base their argument on HRS §343-5(c) that requires the preparation of an environmental impact statement "if the Agency finds that the proposed action may have a significant effect on the environment."

Further, petitioners claim the proposed project will have a significant effect on the environment because it "involves an

irrevocable commitment to loss or destruction of any natural or cultural resource." (EIS Rule §11-200-12 (b)(1)).

The Environmental Council will review the petition and issue a declaratory ruling on the appropriateness of determining the negative declaration. The petition will be discussed by the Council at the next meeting on April 28, 1986.

MEETING NOTICE

Environmental Council
April 28, 1986

5:00 p.m.

Department of Health Board Room
1250 Punchbowl Street, 3rd Floor

AGENDA

1. Call to Order
2. Approval of Minutes--April 16, 1986
3. Correspondence
4. Petition for Declaratory Ruling Regarding Makena Road
5. Legislative Update
6. DLNR Exemption List
7. Other Business
8. Adjournment