



# OEQC BULLETIN

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GOVERNOR

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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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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.

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### 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.

NEW FACILITY FOR KAHUKU ELEMENTARY SCHOOL AND ADDITIONS TO KAHUKU INTERMEDIATE AND HIGH SCHOOLS, KAHUKU, KOOLAULOA, OAHU,  
Dept. of Accounting and General Services

The proposed action is the development of a new elementary facility and the additional construction activity for the existing campus involving land acquisition of the new elementary facility site and two additional parcels for parking and a drainage retention basin for the existing campus. Construction of facilities will take place in increments for both the elementary facility and secondary school areas. The site for the elementary facility is a parcel adjoining the existing Kahuku High and Elementary

School and proposed Kahuku District Park. The land will be purchased from the City and County of Honolulu (TMK: 5-6-6: parcel 11, portions of 12 and 19). The Department of Education has made a request of \$650,000 from the 1986 Legislature for land acquisition. Design funds in the amount of \$400,000 appropriated in 1985. Design of the first increment will be initiated after the land acquisition funds are appropriated and approved by the Governor and after the EIS is approved by the Governor. The proposed elementary facility location, being contiguous to the existing campus, will be part of the expanded school campus which will encompass the high, intermediate, and elementary grades. The expanded school will retain both elementary and secondary grades under one school administration, while relocating the elementary students away from the existing situation of co-mingling students in the K-12 mixed age groups to a situation where there is a separate area where the buildings and student population are limited to the K-6 age group.

Contact: Cedric Takamoto  
Dept. of Accounting and General  
Services, Public Works  
Division  
P.O. Box 119  
Honolulu, Hawaii 96810

Deadline: June 7, 1986.

O'OMA II, RESORT/MIXED USE DEVELOPMENT,  
NORTH KONA, HAWAII, Kahala Capital  
Corporation/County of Hawaii Planning  
Dept.

The project site, comprised of approx. 313.66 acres, is located on the west coast of the island of Hawaii, North Kona Judicial District, O'oma second ahupua'a. The property is identified as TMK: (3rd division) 7-3-9:4. The entire area is being requested for a General Plan amendment from the existing Conservation and Open land use designations to Open, Intermediate Resort, Medium Density Urban, and Industrial designations. The north and east boundaries of the project site abut the proposed Hawaii Ocean Science and Technology (HOST) Park. The Pacific Ocean is to the west of the site. The area south of the site is undeveloped. O'oma II is just south of Keahole Airport and six mi. north of Kailua-Kona town. The master plan for the entire project site consists of a resort hotel, resort condominiums, golf course, high-tech. industrial area, and other uses.

Table 9: PRELIMINARY LAND USE SUMMARY

Land Use	Gross Acreage	Density (Net)	Units
Resort Hotel	30 ac.	20/ac.	600
Resort Condo.	60 ac.	10/ac.	600
Golf Course	130 ac.		
High-Tech Area	50 ac.		
Beach Park/ Pkg./Open/Roads	43 ac.		
TOTAL	313 ac.		1,200

An EIS will be required because of the following:

1. The proposed action may involve an irrevocable commitment of resources;

2. The proposed action may involve substantial secondary impacts, such as population changes or effects on public facilities;
3. The proposed action is individually limited, but cumulatively may have an effect upon the environment or involve a commitment for larger actions;
4. The proposed action may affect a rare, threatened, or endangered species of animal or plant or their habitat; and
5. The proposed action may affect coastal water quality.

Contact: Mark Hastert  
Helber, Hastert, Van Horn  
and Kimura, Planners  
Grosvenor Center, PRI Tower  
733 Bishop St., Ste. 2590  
Honolulu, HI 96813

Deadline: June 7, 1986.

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

Previously published April 23, 1986.

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

Deadline: May 23, 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.

OAHU

PROPOSED ATHLETIC FACILITIES, HAWAII SCHOOL FOR GIRLS AT LA PIETRA, HONOLULU, OAHU, Hawaii School for Girls/City and County of Honolulu, Dept. of Land Utilization

The applicant proposes to construct athletic and support facilities including a gymnasium/student center, a swimming pool, and an underground storage building. Other improvements include renovation of an existing outdoor athletic court and parking areas, addition of handicap ramps, and additional landscaping. The proposed improvements will occur on the grounds of the existing Hawaii School for Girls campus at La Pietra. The campus occupies a 4.42-acre parcel identified as TMK: 3-1-29:1. The school is surrounded by residential uses on three sides. Single-family residences lie to the north and south of the property and a townhouse development, known as the La Pietra Condominiums, lies to the west and northwest. The Ft. Ruger Military Reservation borders the property on the east.

PROPOSED 120-BED NURSING HOME/RETIREMENT CENTER, HAWAII KAI, OAHU, Kaiser Development Company/City and County of Honolulu, Dept. of Land Utilization

The applicant proposes to rezone 19.9 acres of P-1 Preservation District to A-1 Low Density Apartment District to build a 120-bed care home and 252-unit retirement apartment community. The project will be located north of Kawaihae St., Kaalakei

Valley, in the Maunalua Subdivision of Hawaii Kai (TMK: 3-9-8:1). The one-story nursing home will cover approx. 4 acres on the southwest of the site on Kaalakei St. The 252-unit retirement-oriented community of attached two-story buildings with a community center facility occupied by retirement-related services will cover the remaining 16 acres.

HAWAII

PROPOSED DIRECT SALE OF ROADWAY REMNANT, LALAMILO, SOUTH KOHALA, HAWAII, Phillips Family Trust/Dept. of Land and Natural Resources, Division of Land Management

The proposed action is the direct sale of roadway remnant consisting of 1,459 sq. ft. for consolidation with abutting property identified as TMK: 6-6-9:51. The location of the State roadway remnant is adjacent to Kawaihae Rd. in Lalamilo, South Kohala, Hawaii. The subject roadway remnant is a result of the realignment of Kawaihae Rd., Federal Aid Project N.R.H. 11-C and is presently encumbered by Grant of Easement No. S-5017 (Mary K. Phillips) assigned to Dorothy E. Nishie and Grace M. Shima, Trustees of the Phillips Family Trust. The purpose for this easement was to allow access to an abutting parcel identified by TMK: 6-6-9:51. The lease terminates in 2032. In the past, the State Department of Transportation, Highways Division, was reluctant to sanction the sale of this remnant due to pending realignment improvements along Kawaihae Rd. and to Waiaka Bridge. Presently, if provisions for reconveyance are insured, that department has no objections to the sale of the remnant in fee for consolidation with the adjacent property.

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 PROPOSED GENERAL PLAN CHANGE TO LIHUE-PUHI MASTER PLAN, LIHUE AND PUHI, KAUAI, Grove Farm Properties, Inc./County of Kauai, Planning Dept.

The proposed action involves approx. 464 acres of land owned by Grove Farm Properties in the Lihue and Puhi District of Kauai. The Lihue parcel is situated in Lihue, Kauai, on the southwesterly side of Nawiliwili Rd. (TMK: 3-3-3: portion of parcel 1). The Puhi parcel is situated in Puhi, Kauai, on the southerly side of Kaumualii Hwy. and on the westerly side of Puhi Rd. (TMK: 3-3-2: portion of parcel 1). The applicant is requesting the County of Kauai to amend its General Plan by redesignating about 464 acres from Agriculture to Urban Mixed Use in the county's general plan. The applicant intends to establish a planned community which would include single and multi-family dwellings, light industrial, and recreational uses within the General Plan's Urban Mixed Use area. 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 most significant impacts caused by the development of the proposed project are the removal of productive agricultural land and increased traffic levels, especially along Kuhio Hwy.

The draft EIS is also available for review at the Hanapepe, Kapaa, Koloa Community-School, and Waimea Libraries.

Deadline: June 7, 1986.

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

Previously published April 23, 1986.

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

The City and County of Honolulu has proposed improvements within the Kalakaua Ave. right-of-way between Monsarrat Ave. and Ala Moana Blvd., a distance of approx. 1.3 mi. The improvements involve the widening of the existing sidewalks while maintaining the current four lanes for vehicular traffic. All improvements will be made within the existing 80-ft. right-of-way width. The two lanes closest to the curb are 17 ft. in many areas, and the two middle lanes are 11 ft. The proposal is to retain the two center lanes at 11 ft., reduce the mauka curb lane to 11 ft., and reduce the makai curb lane to 14 ft. The proposed action involves widening the sidewalks along Kalakaua Ave. between Kuhio and Kapahulu Aves. by approx. nine ft. The existing sidewalk will be resurfaced to match the color and texture of the planned addition. Turnouts for tour buses, loading zones, and turning pockets at key intersections will be provided. Landscaping will consist primarily of shade trees. The majority of the additional sidewalk space will be added to the mauka sidewalk. The project will increase in overall sidewalk width from 24 to 33 ft. The number of drainage inlets along Kalakaua Ave. would be increased by the project. However, major drainage pipes and utility lines serving the project area would not be altered. Private roof drains, which now run under the sidewalk and empty through the curb, will be extended to the new curb line or connected directly to the drainage pipes under Kalakaua Ave. The concrete pavement which underlies Kalakaua's existing asphaltic concrete surface will be retained, and catch basins would be installed at the new curb line with connections to the existing drainage system. The current construction budget for the proposed project is approx. \$7 million. It is expected that approx. 80 percent of the funds will come from the State and 20 percent from the City and County of Honolulu. The proposed construction will occur over a period of approx. 18 months.

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

Status: Accepted by City and County of Honolulu, Dept. of Land Utilization on May 2, 1986 and currently being processed by OEQC.

#### NOTICES

#### LEGISLATIVE UPDATE

H.B. 2168-86, S.D. 1, Relating to Environmental Impact Statements passed the Hawaii State Legislature in April. The bill amends Hawaii Revised Statutes (HRS) §343-2 by defining negative declaration as a "determination based on an environmental assessment that the subject action will not have a significant effect and, therefore, will not require the preparation of an environmental impact statement."

The bill also amends HRS §343-6 to require the Environmental Council to adopt rules to implement environmental impact statement law and provides for the prescription of the contents of an environmental assessment by the Council. It also requires at least one public hearing to be held in each county prior to final adoption, revision, or repeal of any rules.

S.B. 2268-86, H.D. 1, Act 80, Relating to Attorneys' Fees was passed by the Hawaii State Legislature and was signed by Governor Ariyoshi in April.

The bill amends HRS Chap. 607, by providing for the award of reasonable attorneys' fees together with the costs of the suit to the prevailing private party in any civil action involving suits for injunctive relief against another private party who has been or is undertaking any development relating to land use without obtaining all permits or approvals (including EIS approval) required by government agencies. Other conditions are enumerated in the new law.

PETITION FOR DECLARATORY RULING

~~The Environmental Council has received a petition for a declaratory ruling concerning whether Seibu Hawaii, Inc. (Seibu) must supplement the 1975 Environmental Impact Statement for its Makena Master Plan.~~

Petitioners Hui Alanui O Makena, through its Secretary-Treasurer, Ms. Dana Naone Hall, requests that the Council issue a declaratory ruling on the basis that a supplemental EIS should have been prepared by Seibu pursuant to EIS Rule §11-200-27.

According to the petitioners, the 1975 EIS contains no study of the cultural and historic significance of Makena Road. Further, a recent 1986 study presents new evidence which brings to light different or increased adverse impacts not previously dealt with.

The Environmental Council will review the petition and issue a declaratory ruling on the appropriateness of the need for a supplemental EIS. The petition will be discussed by the Council at the next meeting on May 19, 1986.

PROPOSED AMENDMENTS TO EIS EXEMPT LISTS

1. Pursuant to the EIS Rules §11-200-8, the Department of Parks and Recreation, City and County of Honolulu, has requested the following activity to be added to its exemption list:

Subdivision/consolidation and transfer of City park lands (by lease) to the State of Hawaii.

2. Under the provisions of EIS Regulation 1:33, the Department of Social Services and Housing, Hawaii Housing Authority, has requested the following activity to be exempted from the preparation of an EIS and negative declaration:

Acquisition of land and existing structure involving minor or no repairs, renovation, expansion, and change of use beyond that previously existing.

The Environmental Council is reviewing the proposed amendments and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow  
Environmental Council  
465 South King Street, #115  
Honolulu, Hawaii 96813

Deadline: June 7, 1986.

MEETING NOTICE

Environmental Council  
Date: May 19, 1986  
Time: 4:30 p.m.  
Place: State Capitol, Senate Conference Room 3