

OEOC BULLETIN



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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEOC 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 DEVELOPMENT AT WAIOLA ESTATES SUBDIVISION, CENTRAL OAHU, City and County of Honolulu Dept. of Housing and Community Development

The City and County of Honolulu proposes to develop this triangular-shaped 269+-acre parcel into a residential community for gap-group and low- and moderate-income families on Oahu (TMK: 9-4-7:1). The parcel consists of gently sloping lands on the southern portion of the Schofield Plateau which lies between the Koolau and the Waianae mountain ranges. It is bounded by Kamehameha Hwy. (adjoining Gentry-Waipio at this location) to the east, Kipapa Gulch and the Kipapa military reservation to the west, and Amfac's proposed Waikele community to the south. The project site

is used for pineapple cultivation. A triangular parcel of approx. 6 acres is owned by the United States of America and is wedged between the Waiola project area and Kipapa Gulch. The United States government also has an easement which affects 5.879 acres along Kipapa Gulch. The property is approx. one mile south of Mililani Town. The 269-acre parcel when fully subdivided will provide approx. 1,500 house lots of 5,000 sq. ft. each. The average lot will have a frontage of at least 50 ft. and an average length of 100 ft. The subdivision will conform with all R-6 zoning requirements including underground utilities, curbs and sidewalks, and a 12-acre park for the use of its residents. A number of offsite improvements including widening of Kamehameha Hwy. to accommodate the increased traffic area, development of additional water resources and storage are also required to accommodate the subdivision with the context of existing and planned development in the area.

Contact: Alvin K. H. Pang
Dept. of Housing and
~~Community Development~~
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

ft. of space in hotels) are projected
to be needed when development of the
project is complete.

Contact: Barry R. Okuda
c/o Barry R. Okuda, Inc.
Pauahi Tower, Suite 1900
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: July 8, 1986.

Deadline: July 8, 1986.

PROPOSED DEVELOPMENT AT MOKULEIA, OAHU,
Mokuleia Development Corp., a subsidiary
of Northwestern Mutual Life Insurance
Co./City and County of Honolulu Dept. of
Land Utilization

PROPOSED DEVELOPMENT OF RESIDENTIAL AND
APARTMENT UNITS AT HAWAII KAL, OAHU,
Kaiser Development Company/City and
County of Honolulu, Dept. of General
Planning

Although the applicant owns 2,900 acres,
only 1,019 acres will be used to develop
the project in Mokuleia (TMK: 6-8-2:1, 6,
10, 14; 9-8-3:5, 6, 11, 15-17, 19, 20,
30, 31, 33-35, 38-40; and 6-8-8:22). The
remaining area is expected to remain in
an undeveloped condition or to be used
for recreational purposes. The property
is bounded on the north by the Pacific
Ocean, on the east by sugar cane and
ranch land, on the south by forest
reserve, and on the west by sugar cane
and ranch land. The master plan for the
entire project site consists of the
following land uses:

Previously published on May 23, 1986.

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

Deadline: June 22, 1986.

a. Resort (313 acres). The proposed
resort development consists of eight
sites containing 3,300 units; approx.
2,100 are hotel units and 1,200 are
condominium units. The units are to
be distributed both makai and mauka
of Farrington Hwy.

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 on April 23, 1986.

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

Deadline: June 22, 1986. Extended 30
days from original deadline
of May 23, 1986.

b. Residential (331 acres). Seven
hundred single-family units are
proposed to be developed, including
lots with golf course frontage and
lots arranged around open space and
recreational amenities. The average
density proposed per acre is 2.5.

c. Golf Course (342 acres). Thirty-six
holes of golf are proposed for the
development.

NEGATIVE DECLARATIONS

d. Commercial (33 acres). Approx.
69,200 sq. ft. of commercial space
(excluding an estimated 31,500 sq.

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

CONSERVATION DISTRICT USE APPLICATION TO CONSTRUCT AN EQUIPMENT BUILDING AND TO RELOCATE AN OVERHEAD TRANSMISSION LINE UNDERGROUND, MT. LAAUKAHI, KAUAI, Motorola Communications and Electronics, Inc./Dept. of Land and Natural Resources

The applicant proposes to construct an 18' x 18' metal building to house telecommunications equipment and to relocate 1800 linear ft. of existing transmission line underground (TMK: 2-8-1:2). The proposed location is at Laaukahi Peak within a mile of Lihue, Kauai.

KAUAI VECTOR CONTROL BASEYARD, LIHUE, KAUAI, Dept. of Accounting and General Services for the Department of Health

The project proposes to construct a baseyard which consists of two main buildings, a chemical storage shed and a wash rack with a security fence surrounding the complex. The site is part of a large existing government baseyard complex which includes the Kauai County Board of Water Supply's baseyard, the Department of Agriculture's plant industry facility and several old wooden buildings (TMK: 3-8-5:2). The estimated cost of construction is \$587,000. Since the project will be constructed within the existing baseyard complex, no land will be removed from the tax base. The project will provide the Department of Health with a much-needed facility to implement its vector control program.

PROPOSED TRANSFER OF PROPERTY FROM THE UNITED STATES OF AMERICA TO THE STATE OF HAWAII, POIPU, KAUAI, Dept. of Social Services and Housing and Dept. of Land and Natural Resources

The project involves the transfer of land title from the federal government to the State of Hawaii. No physical work on the land is needed to complete the project. The property location is LORSTA, Makahuena Point Light, Poipu, Koloa District, GSA Control No. G-U-HI-555, TMK: 2-8-20:2. The State of Hawaii, through the proposing agencies, desires to acquire the property so that it may continue to be utilized by Hale Opio Kauai, Inc., a non-profit organization, for the purpose of rehabilitating youthful offenders.

OAHU

PROPOSED COMMERCIAL BUILDING AT 2174-76 KALAKAUA AVENUE, WAIKIKI, OAHU, 2190 Kalakaua Associates, Ltd./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a two-story building to house restaurants. The structure will result in the removal of "cart shops" in the area (TMK: 2-6-18:19 and 20). The property is located at 2174-76 Kalakaua Ave. with Lewers St. as the nearest cross street. The principal tenant will probably be Kentucky Fried Chicken; other tenants have not been determined.

PROPOSED IMPROVEMENTS TO AULOA ROAD AND TO THE INTERSECTION OF AULOA ROAD AND MAUNAWILI ROAD WITH KALANIANAOLE HIGHWAY, HAWAII KAI, OAHU, Royal Hawaiian Country Club, Inc./City and County of Honolulu Dept. of Land Utilization

The proposed improvements are necessary to permit the construction of a private access road leading to the golf clubhouse of the proposed Maunawili golf course from Auloa Rd. (TMK: 4-2-7: por. 1 and 4-2-13: por. 9). The improvement to the intersection of Kalanianaole Hwy.,

Maunawili Rd. and Auloa Rd. will include the widening of the "right-turn" lane from Kalaniana'ole Hwy. to Maunawili Rd. to provide an additional 10 ft. minimum width "left-turn" storage lane for traffic entering Auloa Rd. It also includes widening the in-bound paved lane of Maunawili Rd. to 14 ft. at Kalaniana'ole Hwy. The work at the intersection will include roadway excavation, construction of asphaltic concrete (A.C.) pavement, relocation of existing metal guard rail and street light standard, relocation of existing traffic sign, installation of additional traffic control signs and pavement markings, and relocation of three African Tulip trees. Auloa Rd. will also be improved for about 750 ft. from its intersection with Maunawili Rd. to the bridge structure crossing Maunawili Stream. The road pavement will be widened two feet from an approx. 18 ft. width to a minimum width of 20 ft. The improvements for widening of Auloa Rd. will include clearing and grubbing, grading of roadway prism (excavation and embankment), widening of asphaltic concrete pavement and relocation of A.C. walkway, construction of A.C. curb, relocation of a chain link gate, adjustment of water valve box, relocation of a utility pole anchor, and pavement markings including repainting of an existing crosswalk and striping of an additional crosswalk. Also, two street lights will be installed on two existing poles in the State right-of-way along Auloa Rd.

CONSOLIDATION AND RESUBDIVISION OF A PORTION OF MANOA STREAM NEAR EAST MANOA ROAD, MANOA, OAHU, Dept. of Land and Natural Resources

The agency plans to effectuate the consolidation and resubdivision of the stream so that a small (fast land) portion of the stream may be sold to the abutting owner. The project location is Manoa Stream between East Manoa Rd. and Woodlawn Dr. (TMK: 2-9-26:14). The project involves administrative processing of the consolidation and

resubdivision, and no physical work on the land is needed to complete the project.

MAKAHA EXPLORATORY WELL VI, MAKAHA VALLEY, OAHU, City and County of Honolulu Board of Water Supply

The Honolulu Board of Water Supply (BWS) proposes to drill an exploratory well (Makaha VI) and construct an unpaved access road to the project site. The proposed project will be located in Makaha Valley (TMK: 8-4-2: por. of 13). The proposed exploratory well site is approx. 2,500 ft. mauka of the existing Makaha 525 reservoir. The project site is located within the conservation district and is approx. 650 ft. above sea level. The BWS is in the process of acquiring forest reserve/conservation district land from Makaha Properties, Ltd. The Makaha Wells II, III and IV and the proposed Makaha Well VI are located in the land being acquired. The proposed exploratory well will be drilled to a depth of approx. 150 ft. below the mean sea level. A 14-in. solid casing will be grouted in place, with a louvered casing extending below it. Gravel will be packed around the louvered casing. The exploratory well will be test pumped to determine the safe yield and water samples will be collected and analyzed to determine the chemical/microbiological quality of the ground water. The anticipated yield of the exploratory well will be about 0.5 to 1.0 million gallons per day. If the quality and quantity of the groundwater meets the BWS requirements, the exploratory well may be developed into a production well. A supplemental EIS to the revised EIS for Makaha Wells II to V will be prepared. The exploratory well will cost between \$500,000 to \$650,000 to drill and test. The access road will cost approx. \$200,000. Construction of the exploratory well is scheduled to begin in January 1987 and be completed by April 1987.

EXPANSION OF THE EXISTING FACILITY OF THE ASSOCIATION FOR RETARDED CITIZENS OF HAWAII, DIAMOND HEAD, OAHU, Association for Retarded Citizens of Hawaii/City and County of Honolulu Dept. of Land Utilization

The proposed development is an expansion of the existing facility of the Association for Retarded Citizens of Hawaii (TMK: 3-1-42:30). The applicant offers various programs to assist in the care and development of those in the community with mental retardation. The proposed project consists of demolishing an existing administration office and constructing a new administration building, three general classrooms, and restrooms. The property is owned by the state and falls within the Special Management Area (SMA), and the Diamond Head Scenic, Historic and Cultural District. The site is on Diamond Head Rd. near Twenty-Second Ave.

SUBDIVISION OF PORTION OF THE HAWAIIAN HOME LAND, NANAKULI, OAHU, Dept. of Hawaiian Home Lands

The project will create 173 new residential lots by subdividing a portion of the Hawaiian Home Lands of Nanakuli into Lots 1 to 173, inclusive; roadway Lots R-1 to R-5, inclusive; and a remainder lot (TMK: 8-9-7: por. of 2). The site is bounded to the north by the Nanakuli Residence Lots, First series; to the west by Nanaikapono (Residence) Lots; to the south by Land Court Application 1069, owned by James Campbell Trust Estate; and to the east by Hawaiian Home Lands. The site is presently vacant and overgrown. The subdivision is compatible with the surrounding area and will not modify the character of the area.

RENOVATION OF THE REEF HOTEL LOBBY AND BASEMENT LEVELS, WAIKIKI, OAHU, Outrigger Hotels Hawaii/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing to renovate the lobby and basement levels of the Reef Hotel. The proposed work covered by this

application will create a minimal number of new structures and will actually remove more floor area and built structures than what is to be constructed. The project site has a total lot area of 108,968 sq. ft. and is situated on the beach makai of Kalia Rd. between the Halekulani Hotel and the Waikiki Shores apartment complex (TMK: 2-6-4:11). The project includes construction of a new porte-cochere and waterfall feature, the redesign of an existing restaurant structure located adjacent to the proposed porte-cochere; construction of planters, and a lanai trellis to replace an existing roof on the makai side of Diamond Head wing; and construction of the new stairway and landing on the makai side of the Diamond Head wing. Zoning for the site is Resort/Hotel and the entire parcel falls within the SMA. Because the parcel also falls within the Waikiki Special Design District, the project will also require a Development Conformance Certificate (DCC).

MAUI

PROPOSED WAILUKU COMMUNITY CENTER, WAILUKU, MAUI, County of Maui Office of the Mayor

The County of Maui proposes to expand the existing Papohaku Park for the construction of a community center to serve the various citizens' groups of Wailuku. A new softball stadium will provide a stadium for local softball teams as well as softball tournaments. The project site is located in Wailuku, Maui (TMK: 3-4-24: por. of parcel 9) and is comprised of approx. 3.392 acres of original park area plus 5.708 acres of land from C. Brewer Properties, Inc. The site is bounded on the north and west by a proposed industrial subdivision, on the east by an existing residential street (Makakou Pl.), and on the west by East Main Street. When the project is fully realized, the project will consist of a 500 seat multi-use community center, picnic areas, a softball field with bleachers, locker rooms, and adjacent parking for approx. 250 cars.

POLIPOLI ROAD 6-INCH WATERLINE; PUANANI PLACE WATERLINE IMPROVEMENT; AND LOWER KULA ROAD WATERLINE IMPROVEMENT, KULA, MAUI, County of Maui Dept. of Water Supply

The agency proposes the three following projects:

1. Polipoli Road 6" Waterline

This project consists of a six in. waterline, running approx. 2,500 ft. down Polipoli Rd. ending at the intersection of Kula Hwy. and Polipoli Rd. Included are all the necessary appurtenances, service laterals, fire protection devices, and related work. The proposed project will replace the existing substandard 1-1/2" Drisco pipeline which transports water down the lower section of Polipoli Rd.

2. Puanani Place Waterline Improvement

This project consists of a four in. waterline, approx. 1,100 ft. in length, along the whole length of Puanani Pl. connecting to the existing 4" cast iron pipeline running along Kekaulike Ave. Included are all necessary appurtenances, service laterals, fire protection devices and related work. The proposed 4" waterline will replace the existing 2" line now in use and provide service to the Chatterton Lots.

3. Lower Kula Road Waterline Improvement

This project consists of a six in. waterline beginning at the intersection of Lower Kula Rd. and Omaopio Rd., running approx. 3,000 ft. north, along Lower Kula Rd. The proposed waterline ends in the vicinity of the Poohina Tract. Also included are all necessary appurtenances, service laterals, fire protection devices and related work.

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF A SHELTER FOR METEOROLOGICAL RECORDING EQUIPMENT AND LODGING USE AT KAIWIKI HOMESTEAD, HAWAII, Ryland L. Moore/Dept. of Land and Natural Resources

The applicant proposes to construct a shelter for meteorological recording equipment and lodging use at Kaiwiki Homestead (TMK: 2-6-11:3). This land is described in and covered by Land Patent Grant No. 8362 to Antone Pavao situate, lying and being at Kaiwiki, District of South Hilo, Lot No. 60 of the "Kaiwiki Homesteads, 2nd Series," and containing 24.5 acres. This parcel is now owned by Joseph H. Moore, William S. Guy, and Ryland L. Moore (Administrator). The applicant proposes to construct a wood frame structure to shelter personnel and provide storage for meteorological recording equipment (anemometer, barometer, thermometer, hygrometer, rain gauge, etc.). In addition to housing meteorological equipment, the structure is intended for occasional use by the landowners.

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.

PROPOSED WAITEC DEVELOPMENT (VILLAGE PARK EXTENSION) AT KUNIA, OAHU, Waitec Development, Inc./City and County of Honolulu, Dept. of Land Utilization

Previously published on May 23, 1986.

The draft EIS is also available for review at the Waipahu Library.

Deadline: June 22, 1986.

DRAFT ADDENDUM TO THE FINAL EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, EWA, OAHU, MSM & Associates/City and County of Honolulu, Dept. of Land Utilization (DLU)

Previously published on May 23, 1986.

The draft Addendum is also available for review at the Ewa Beach Community-School Library.

Deadline: June 22, 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 DETAILED PROJECT REPORT AND ENVIRONMENTAL IMPACT STATEMENT FOR KAHAWAINUI STREAM, LAIE, OAHU, U.S. Army Corps of Engineers, Honolulu District and City and County of Honolulu Dept. of Public Works

Final Environmental Impact Statement

The purposes of this study are to identify the problems, needs and the extent to which the Federal government should participate in flood damage reduction measures in the Kahawainui Stream floodplain. Investigations were made of the areas subject to flooding, the causes of the flood problem, possible measures for protecting flood-prone areas from damages, the costs, benefits and expected environmental impacts associated with implementing possible measures. The

U.S. Army Corps of Engineers, Honolulu District was responsible for conducting and coordinating the overall study and preparing the report. The local sponsoring agency is the City and County of Honolulu Department of Public Works. According to the report, the overbank flooding problem on Kahawainui Stream is attributed to its inadequate channel capacity and is probably compounded by the accumulation of vegetation and debris in the stream channel and mouth. There are two critical areas, one at the confluence of Ihiihi Gulch and Kahawainui Stream, and the other at Laiewai and Kahawainui Streams, where storm waters exceed the channel capacity and cause overland flow into the Laie community. The document recommends implementation of the "Levee and Channel Plan" to remedy the flooding problem. This alternative would involve excavating and filling grazing areas in and near wetlands north of Kahawainui Stream. Berms associated with the proposed channel would be constructed on the fringe of an existing banana tree grove along Kahawainui Stream near Kamehameha Hwy.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on May 27, 1986 as an acceptable EIS document pursuant to Chapter 343, HRS.

FINAL EIS FOR THE WAILUA HYDROELECTRIC PROJECT, WAILUA, KAUAI, Island Power Company, Inc./Dept. of Land and Natural Resources

Previously published on May 23, 1986.

The final EIS is also available for review at Kauai Community College Library, Hanapepe Library, Kapaa Library, Koloa Community-School Library, and Waimea Library.

Status: Accepted by the Dept. of Land and Natural Resources on May 21, 1986.

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

Previously published May 23, 1986.

The Final EIS is also available for
review at Hualaloa and Kailua-Kona
Libraries.

Status: Accepted by the County of Hawaii
Planning Dept. on June 3, 1986.

NOTICES

DECLARATORY RULING NO. 86-1: IN THE
MATTER OF A PETITION FOR DECLARATORY
RULING AS TO THE APPLICABILITY OF
CHAPTER 343, HAWAII REVISED STATUTES, TO
GENERAL PLAN AND DEVELOPMENT PLAN
AMENDMENTS OF THE CITY AND COUNTY OF
HONOLULU, LIFE OF THE LAND, INC.,
PETITIONER, DATED MAY 27, 1986

An environmental assessment must be prepared for private, non-county initiated applications for amendments to the City and County of Honolulu's general plan and development plans which would result in designations other than agriculture, conservation, or preservation. In addition, an environmental impact statement, if required, must be accepted before the Chief Planning Officer of the City and County of Honolulu makes a recommendation on the application to the City Council. In particular, an environmental assessment must be prepared for Kaiser Development Company's "Ikekai General Plan Amendment Application" if the Chief Planning Officer makes a recommendation on it to the City Council. This ruling shall not apply to projects that the Chief Planning Officer recommended for approval on or before December 1, 1985.

STATE ENVIRONMENTAL COUNCIL MEETING

Date: Monday, June 16, 1986
Time: 5:00 p.m.
Place: Department of Health Board Room
3rd Floor

PUBLIC NOTICE

NEPA DOCUMENT

The following document has 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 ENVIRONMENTAL IMPACT STATEMENT FOR
THE PROPOSED DESIGNATION OF CRITICAL
HABITAT FOR THE HAWAIIAN MONK SEAL IN THE
NORTHWESTERN HAWAIIAN ISLANDS, U.S. Dept.
of Commerce, National Oceanic and
Atmospheric Administration, National
Marine Fisheries Service

Final Environmental Impact Statement

The National Marine Fisheries Service is proposing to designate critical habitat for the Hawaiian monk seal in the Northwestern Hawaiian Islands under the Endangered Species Act of 1973. The designation will benefit the Hawaiian monk seal by requiring Federal agencies to ensure that their actions are not likely to result in the destruction or adverse modification of critical habitat. The final environmental impact statement (FEIS) contains information on the biology of the monk seal and its habitat that has been developed since the draft environmental impact statement (DEIS) on designation of critical habitat was published in 1980, and the comments on and appropriate corrections to the supplemental environmental impact statement (SEIS) published on December 21, 1984. The proposed action presented in the FEIS is the designation of all beach areas, lagoon waters, and ocean waters out to a depth of 10 fathoms around Kure Atoll, Midway Islands (except Sand Island and its harbor), Pearl and Hermes Reef, Lisianski Island, Laysan Island, Gardner Pinnacles, French Frigate Shoals, Necker Island, and Nihoa Island.

Contact: E.C. Fullerton
Director, Southwest Region
National Marine Fisheries
Service
300 South Ferry Street
Terminal Island, CA 90731-7415

Deadline: June 23, 1986.
