



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 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

EIS PREPARATION NOTICES

The following proposed action has 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.

PUNALU'U RESORT, PUNALU'U, HAWAII, C.
Brewer Properties, Inc./County of Hawaii
Dept. of Planning

Previously published on June 23, 1986.

Contact: Thomas S. Witten
Phillips Brandt Reddick and
Associates, Inc.
130 Merchant St., Ste. 1111
Honolulu, Hawaii 96813

Deadline: July 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

SMALL GROUP HOMES AT DOMINIS ST. AND SIXTH AVE., HONOLULU, OAHU, City and County of Honolulu, Dept. of Housing and Community Development

The proposed housing units will be built in part with Community Development Block Grant funds to serve as rentals or group care facilities for the elderly, handicapped, or developmentally disabled. There will be three sites for the homes: 1318 Dominis St. (TMK: 2-4-25: por. 4) which covers 3,798 sf.;

1316 Dominis St. (TMK: 2-4-25: por. 4) which covers 3,750 sf.; and 865 6th Ave. (TMK: 3-2-20: 46) which covers 11,321 sf. The residents will be individuals who are recovering from emotional illness of some type and are making a transition from institutional care into the community. The housing support unit will have a resident manager who will also serve as counselor to the residents. The proposed projects will provide a housing complex for independent living and a range of available services as an alternative to hospitalization and institutionalization for the mentally disabled. The services focus on normalizing the lives of the mentally ill by encouraging them to assume expanded responsibility and control over their own lives as well as leading them toward increasing their level of independent functioning in the community.

PALAMA AREA RELIEF SEWER, PALAMA, OAHU, City and County of Honolulu, Dept. of Public Works

The proposed project involves the construction of approx. 2,500 lineal ft. of 8 to 21-in. pipe primarily in Kokea St. from Olomea St. to Nimitz Hwy. (TMK: 1-5-4, 17, 18, 20; 1-6-2, 6, 7, 8; 1-7-29, 31, 32, 44, 45). The project will improve the sewer system in the Palama Area to accommodate the projected flows from the area bounded by School St., Kokea St., Nimitz Hwy. and Liliha St. Construction cost is estimated to be \$2,155,000.

DEVELOPMENT PLAN AMENDMENT REQUEST FOR GALBRAITH TRUST PARCEL, WAHIAWA, OAHU, Hawaiian Trust Company, Ltd., Trustee for the Galbraith Trust/City and County of Honolulu Dept. of General Planning

The applicant is requesting an amendment to the current Central Oahu Development Plan Land Use Map which will redesignate 1.33 acres of this 1.44-acre parcel from Preservation to Residential Use. The present use is a nonconforming residential rental project which has been in operation since 1955. Concurrently, the

applicant is also seeking a State Land Use Commission District Boundary Amendment. Based on the outcome of these efforts, a subsequent rezoning of this parcel to R-6 Residential will be sought by the applicant. The parcel is located on 378 Mala St. in Wahiawa (TMK: 7-3-6: 77). Currently, the parcel is used as a rental housing project, which is managed and maintained by the Hawaiian Trust Co. property management section. The 12 detached dwelling units are rented to 11 households, and 1 unit is occupied by the resident manager.

WATER SOURCE EXPLORATION AND DEVELOPMENT, WELL NO. 3213-07, MAKUA-KAENA POINT STATE PARK, MAKUA, OAHU, Dept. of Land and Natural Resources, Division of State Parks, Outdoor Recreation and Historic Sites

This is an exploratory drilling, testing, and well development project in the Kahanahaiki sub-basin of Makua Valley, in the Waianae District of the City and County of Honolulu, to provide a water source for the proposed State park at Makua Beach (TMK: 8-1-1: 19). Makua Valley is a relatively remote part of Oahu, separated from Kaena Point only by a shallow valley (Keawaula) and an unnamed ridge. Kahanahaiki is a Makua sub-basin at the base of the south flank of the unnamed ridge. The Division of State Parks plans to construct comfort stations and outdoor showers in a landscaped setting between the beach and highway fronting Makua valley. Prior to the construction of the park facilities, an exploratory well will be drilled and tested to establish the availability of a water source for the planned park. If the drilled well proves viable, further work will be performed to develop the source. The project work is proposed in two phases:

Phase I

1. Drill approx. 50 lineal ft. from elevation 40 ft. msl, to -10 ft., fitting the top 40 ft. with solid steel casing and the lower 10 ft. with perforated casing.
2. As an added option, drill 20 lineal ft. of open hole below the cased well.
3. Test the aquifer to 200 gpm.

Phase II

4. Install pump and controls.
5. ~~Install pipeline from the new well to the site of the future state park between Farrington Hwy. and the shore.~~

CONSERVATION DISTRICT USE APPLICATION FOR HECO MANOA POWER LINE REALIGNMENT AT WAAHILA RIDGE, MANOA, OAHU, Hawaiian Electric Company, Inc./Dept. of Land and Natural Resources

The proposed action will realign 2,925 ft. of 46kv power lines to allow urban usage of the project site. The requested realignment easement is approx. 70 yards into the Conservation District. Physical alterations to the site will be limited to the erection of 7 poles and attendant anchors and aerial hookup of the powerlines. The project consists of a 25' by 2,925' easement located on the Diamond Head face of Manoa Valley in Honolulu, Oahu (TMK: 2-9-24: 1). The site is owned in fee by the Manoa Hillside Corporation. The project site is Urban and Conservation for State Land Use and is zoned Residential (R-4) and Preservation (P-1). The site is designated as Preservation under the Development Plan and is not listed on the Public Facilities Maps.

CONSERVATION DISTRICT USE APPLICATION FOR A SINGLE FAMILY RESIDENTIAL AND COMMERCIAL AGRICULTURAL USE AT OLOMANA, OAHU, Gerald W. Grimes/Dept. of Land and Natural Resources

The applicant proposes to build a stable and utility barn (one structure) for boarding horses and housing vehicles, equipment, tack, and feed, and a separate structure for a residence. This application for a single family residential and commercial agricultural use of land will affect TMK: 4-2-5: 4 at Olomanā, Oahu. The property is in close proximity to Waimanalo, which is one of the most active equestrian areas of Oahu. The proposed horse boarding facility would be economically feasible and appropriate to the surrounding environs.

MOLOKAI

PROPOSED KAUNAKAKAI REGIONAL PARK, KAUNAKAKAI, MOLOKAI, Maui County Mayor's Office

The project activity is to design and construct a playground facility on approx. 7 acres consisting of both a softball and a little league field. Both facilities are proposed to be accommodated with lighting, dugouts, fencing, restrooms, and a parking area. A future baseball field will be included but will be facilitated only by landscaping services as allowed by available funding. The project is located along Kamehameha V Hwy. next to Kaunakakai School (TMK: 5-3-3: por. of 1).

MAUI

PROPOSED DEMOLITION OF THREE ONE-STORY WOOD FRAME STRUCTURES WITHIN MAUI HISTORIC DISTRICT NO. 2, LAHAINA, MAUI, Richard A. Furtado/Maui Historic Commission

The applicant proposes to demolish the three one-story wood frame structures at the rear of the property which have become potential fire and health hazards. These structures are within Maui Historic District No. 2 and National Historic Landmark District (TMK: 4-6-9: 8). The property is mauka of Front St. and the seawall approx. 345 ft. south of Lahainaluna Rd.

HAWAII

PROPOSED IMPROVEMENTS WITHIN THE MINIMUM TWENTY-FOOT SHORELINE SETBACK AREA, NORTH KONA, HAWAII, Gloria Green/Hawaii County Planning Commission through the Planning Dept.

The applicant is proposing the construction of a privacy wall, mauka/makai public pedestrian shoreline access easement, additional fill

material, retention of existing backfill material and modifications to the existing seawall. The subject area consists of approx. 34,290 sq. ft. and is located makai of Ali'i Drive in Puua 3rd, Waiaka 2nd, North Kona, Hawaii (TMK: 7-5-18: 4). The proposed project includes the construction of a 6-ft. high by approx. 110-ft. long, mauka-makai privacy wall. The privacy wall will run parallel to and 6-ft. from the north side property line creating a 6-ft. wide mauka/makai corridor. At the makai terminus of the privacy wall, it is proposed to remove a portion of the existing seawall for the construction of a concrete stairway to facilitate mauka/makai public pedestrian shoreline access. In addition, the proposal calls for the modification of the existing seawall in the area of the existing gate to prevent the opening for use of said gates and fill the ramp area mauka of the existing seawall to match the elevation of the existing lawn. The fill to remain is basically the existing lawn. It should be noted that all proposed activities will take place on the mauka side of the certified shoreline.

CONSERVATION DISTRICT USE APPLICATION FOR OPERATING A COMMERCIAL SIGHT-SEEING TOUR OF MAUNA KEA SUMMIT, HAWAII, Alan H. Shattuck/Dept. of Land and Natural Resources

The applicant proposes to operate a sight-seeing tour of the Mauna Kea Summit at Mauna Kea, Hawaii (TMK: 4-4-15: 19). The tours will provide an opportunity for photographers, tourists, and interested people to travel to the Mauna Kea Summit and return. The tours will make stops for photography and explain points of interest along the way. There will be pick up points in both Hilo and Kona. The tour will be approx. 8 hours long; about an hour will be spent at the summit.

ENVIRONMENTAL IMPACT STATEMENTS

EISs listed in this section are available or 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 KOHANA-IKI RESORT COMMUNITY, NORTH KONA, HAWAII, Kona Beach Development Venture L.P./Hawaii County Planning Department

The applicant proposes to develop an integrated destination resort on a 470-acre site located on the West Hawaii coastline between the Keahole Airport and the town of Kailua-Kona. The resort master plan provides for: 1) two coastal hotel sites for a total of 700 hotel rooms; 2) a range of resort condominium housing units for a total of 800 condominium units; 3) one 10-acre marina basin with provision for approx. 150 boat slips; 4) two commercial areas, each containing approx. 33,000 sq. ft. of leasable commercial floor space; 5) one 18-hole championship golf course and recreation complex including tennis courts, swimming pools and health spas; 6) 200 single family residential house lots for permanent residents; and, 7) 150-multi-family apartment units for support housing. The proposed marina basin construction will require a permit from the U.S. Army Corps of Engineers.

The draft EIS is also available for review at the Kailua-Kona, Holualoa and Thelma Parker/Waimea Libraries.

Deadline for comments: August 7, 1986.

DRAFT EIS FOR KAHUAWAI SPRINGS, HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

Previously published on June 23, 1986.

The draft EIS is also available for review at Liliha Library.

Deadline: July 23, 1986

DRAFT EIS FOR AIEA BAY STATE RECREATION AREA, AIEA, OAHU, Dept. of Land and Natural Resources

Previously published on June 23, 1986.

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

Deadline: July 23, 1986

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

FINAL ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT FOR INCREMENT II PROPOSED EWA MARINA COMMUNITY, EWA, OAHU, HAWAII, MSM & Associates/Dept. of Land Use

The applicant has prepared the addendum to address the deficiencies in their EIS for Increment II of the proposed Ewa Marina Community Development. DLU's letter of Dec. 20, 1985, determined that four areas of the EIS were inadequate. These include Alternative Channel Alignments, Marine Benthic Habitat, Groundwater Hydrology, and Roads and Traffic. In addition to addressing these deficiencies, the addendum discusses a major design change, the designation of a new channel entrance to the marina. The choice of a new entrance channel was prompted by comments from DLU and other parties that an alternative channel at previously discussed in the EIS further investigation because of al for less adverse impact. d Ewa Marina Community is a

planned, marine-oriented community for 15,000 residents. The total area of the proposed development is about 735 acres. The development would consist of 4,850 residential units on 25 different development areas. A 1,510 slip marina would be constructed within a 115 acre waterway. The marina would open to the ocean, affording access for public marina users and private residential users. About 58 acres of commercial development are also planned. The entire project is planned for development in two increments, Increment I of about 169 acres and Increment II with about 565.7 acres.

The addendum is also available at the Ewa Beach Community/School Library.

FINAL 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.

Previously published on June 23, 1986.

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

FINAL EIS FOR KAUPULEHU RESORT, KAUPULEHU, HAWAII, Kaupulehu Developments/State Land Use Commission

Previously published on June 23, 1986.

The final EIS is also available for review at the U.H.-Hilo Campus, Kailua-Kona, Waimea, and Holualoa Libraries.

NOTICE

- 4. Inquiry Regarding lease of State Lands for Yacht Harbour Towers Project

STATE ENVIRONMENTAL COUNCIL MEETING

Date: July 16, 1986
 Time: 5 p.m.
 Place: State Capitol, Senate
 Conference Room 3

- 5. Exemption Request by Dept. of Transportation Services
- 6. Exemption Request by Hawaii Housing Authority
- 7. Other Business
- 8. Adjournment

AGENDA

- 1. Call to Order
- 2. Approval of June 16, 1986 Meeting Minutes
- 3. Correspondence

465 SOUTH KING STREET, KEKULANOA BUILDING #15, HONOLULU, HAWAII 96813

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