

### REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the <u>OEQC Bulletin</u> 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 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.

MAKALAWENA RESORT COMMUNITY, NORTH KONA, HAWAII, Kamehameha Schools-Bernice Pauahi Bishop Estate/County of Hawaii Planning Dept.

The project site, comprised of approx. 353 acres, is located on the west coast of the island of Hawaii, North Kona Judicial District, Makalawena ahupua'a. property is identified TMK 7-2-04:1. The site is approx. 3.5 mi. north of the Keahole Airport and 10 mi. north of Kailua-Kona. The subject property is situated makai and along Queen Ka'ahumanu Hwy. and extends to the coastline at Pu'u Ali'i Bay. It is bounded on both sides by state-owned lands. To the north is the Awake'e ahupua'a, the state-owned land uns along almost the entire boundary. The coastal frontage is owned by Long & Melone, Ltd. Trust. The property is

owned by Bishop Estate except for a single 10,000 sq. ft. parcel, located near Opae'ula Pond, which belongs to the United Church of Christ, Conference. A General Plan amendment is being sought by the applicant to change the Land Use Pattern Allocation Guide map designation from Conservation to Resort, Medium Density Urban and Open Area designations, in order to accommodate a proposed high quality, low density resort community. The applicant's master plan would include the following:

- 1. Resort Hotel (45 acres) -- The hotel site would be located adjacent to Pu'u Ali'i Bay and would accommodate 900-1,200 rooms.
- 2. Multi-family Residential (90 acres)--Approx. 900-1,350 units would be located throughout the site.
- 3. Recreation Area (173 acres) -- An 18-hole championship golf course would be designed around the multi-family residential sites. golf clubhouse, driving range tennis center would be situated in close proximity to the hotel site. A shoreline open space and park area would be provided along the entire shoreline with public access to be incorporated into the hotel site development.

- 4. Wildlife Refuge (18 acres)--The Opae'ula Pond would be protected and maintained as a wildlife refuge site due to its important wildlife habitat.
- 5. Others (27 acres) -- The remaining project area would be used for roads, a sewage treatment plant and open space.

All necessary infrastructures for sewage, water, drainage, electrical, telephone and roads would be constructed to County standards. The sewage and water facilities may be maintained privately.

Requests to be consulted and comments should be sent to:

Mr. Thomas S. Witten, ASLA
PBR - Hawaii
130 Merchant Street, Suite 1111
Honolulu, Hawaii 96813
with a copy to:
Mr. Albert L. Lyman, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Deadline: September 22, 1986.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./Maui County Planning Commission

The proposed action will the be construction of two permanent cul-de-sacs at the north and south ends of the makai road parcel, comprised of an asphalt turn around surface and concrete curbs, along with the provision of ten paved and marked parking stalls in the public right of way immediately adjacent to the south cul-de-sac. The makai road parcel itself be građeđ and landscaped. pedestrian footpath on the applicant's property along the shoreline will be provided to connect the two cul-de-sacs. The gravel footpath will be 6 ft. in width and approx. 1300 ft. in length. The proposed action does not include any earth work in or upon the sand dune which is situated between the shoreline and the makai road parcel. The proposed action will take place on both private and public lands. A portion of the north cul-de-sac will be constructed

TMK 2-1-05:86, owned by the applicant. The remainder of the north cul-de-sac will be constructed within the Makena-Keoneoio Rd. public right-of-way. A portion of the south cul-de-sac will be constructed on TMK 2-1-06:56, owned by the applicant. The remainder of south cul-de-sac along with the parking stalls will be constructed within Makena-Keoneoio Rd. right-of-way. Grading and landscape work on the makai road parcel will be done on lands owned bу the Applicant. pedestrian footpath will be constructed on portions of TMK 2-1-06:56, 57, and 59, all owned by the applicant.

Comments on the EIS preparation notice should be sent to:

Environmental Communications, Inc. P.O. Box 536
Honolulu, Hawaii 96809

Deadline: September 22, 1986.

DEVELOPMENT PLAN AMENDMENT FROM AGRICULTURE TO RESIDENTIAL OR LOW DENSITY APARTMENT USE, WAIALUA, OAHU, Shull Bonsall/City and County of Honolulu, Dept. of General Planning

The applicant, Shull Bonsall, is the fee simple owner of the property and is requesting a change from Agricultural to Residential use. The parcel of land is located in the North Shore Development Plan Area, at Kaiaka Bay in Waialua, and identified 6-7-01:51. as TMK portion οf the land was formerly cultivated in sugar cane and is presently vacant. The State Land use designation Urban anđ the Development Designation is Agricultural. The total area of the lot is 14.643 acres. applicant proposes to construct residential units on the land and will proceed with appropriate applications for such construction as soon Development Plan Amendment is obtained. However, for now the applicant has specific timetable or estimated cost of such projects.

AWAKE'E DEVELOPMENT, NORTH KONA, HAWAII, Kahala Capital Corporation/County of Hawaii Planning Dept.

Previously published on August 8, 1986.

Requests to be consulted and comments should be sent to:

Helber, Hastert, Van Horn & Kimura,
Planners
Grosvenor Center, PRI Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813
with a copy to:
Mr. Albert Lono Lyman, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Deadline: September 8, 1986.

MILILANI-MAUKA RESIDENTIAL COMMUNITY, MILILANI, OAHU, Oceanic Properties, Inc./City and County of Honolulu Dept. of General Planning

reviously published on August 8, 1986.

Requests to be consulted and comments should be sent to:

Mr. Mark Hastert
Helber, Hastert, Van Horn & Kimura,
Planners
Grosvenor Center, PRI Tower
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Deadline: September 8, 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 luring 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 FOR SINGLE-FAMILY RESIDENTIAL AND GUEST COTTAGE, HAENA, KAUAI, Trisha Lei Sears/Dept. of Land and Natural Resources

The applicant proposes to construct a single-family owner-occupant residence with a guest cottage in (TMK 5-9-2:63). The parcel is 34,036 sq. ft. and the proposed residence will have a floor area of 1860 sq. ft. and the guest cottage an area of about 500 sq. ft. Additionally, one to four ft. rock wall for erosion control along a stream edge, a perimeter chain link fence, various landscaping, and two bird aviaries will be constructed.

## HANAMAULU SUBDIVISION, HANAMAULU, KAUAI, Hawaii Housing Authority

The Hawaii Housing Authority proposes to develop a residential subdivision on land located at Hanamaulu, Island of Kauai, State of Hawaii. The property is identified as TMK 4th Div. 3-7-03:18 Lot B, containing an area of 2.015 acres. The property is owned by the Hawaii Housing Authority. rectangular-shaped parcel is located approx. 2.5 mi. north of Lihue Town near the juncture of Kuhio Hwy. and Hanamaulu The property is bordered by cane fields north, to the single-family residential to the east, and the vacated Hanamaulu Elementary School to the west. Approx. 222 ft. of frontage on Hanamaulu Rd. forms the southern boundary. proposed subdivision, to be Hanamaulu Subdivision, consists of 18 3- bedroom, 1-1/2 bath single-family dwellings on lots averaging 3,800 sq. ft. in size. Each dwelling unit features wood frame construction on concrete slab, double walls, dutch hipped thick butt roof, and 2-car carport with concrete

driveways. The selling price of the units will be about \$73,800. The total cost of the project is estimated at \$1,321,500.

<u>OAHU</u>

ADDITION AND ALTERATIONS TO WAIKIKI MINI SHOPS, ALA MOANA, OAHU, Polynesian Hooponopono Corp./City and County of Honolulu, Dept. of Land Utilization

The project includes additions and alterations to an existing 2-story commercial complex located at 1827-31 Ala Moana Blvd. (TMK 2-6-09:4). The site is in the Waikiki Special Design District (WSDD), zoned Resort Hotel, and is one of adjacent non-conforming lots, remnants of the Paoa family properties which were left between two larger real estate changes in Waikiki: Re-alignment of Ala Moana Blvd. (ca. 1950) and the Hilton development of Hawaiian Village (ca. 1958). Polynesian Hooponopono Corp. and its tenants have cited for non-compliance NSDD setback requirements. They argued that, for the most part, the non-conforming conditions are permitted and should be allowed to continue under the "grandfather" provisions of However, the owner wishes code. resolve the situation by remodeling in such a way that the result will be satisfactory to both sides. Because of the small lot size, complete compliance with WSDD requirements would virtually preclude economic development of property. Therefore, the owner proposed a design solution which would reasonable proximity valuable pedestrian traffic along the A.a Moana Blvd. sidewalk and still comply with the intent of the WSDD setback, providing a landscape buffer between the street and buildings. The schematic plans indicate approx. 7,500 sq. of existing gross floor area. An 4-5,000 sq. ft. additional of new construction is proposed and 3-story buildings. Some remodeling of the existing 1- and 2-story structures proposed, consistent with guidelines alteration on ο£

non-conforming structures. Overall, the architectural features, especially from the street viewpoint, are intended to satisfy WSDD basic aesthetic objectives, although zoning variances, SMA approvals, and special permit off-site parking are required.

UNIVERSITY OF HAWAII AT MANOA SNACK BAR REPLACEMENT, MANOA, HONOLULU, OAHU, Dept. of Accounting and General Services

The Dept. of Accounting and Services proposes to replace an existing Snack Bar which will be demolished to make way for the expansion of Hamilton Library. The single-story, sq. ft. building will consist of kitchen, serving and dining areas, toilets. The estimated cost of construction is \$2,955,000. Since project will be constructed within the existing UH campus, no land will be removed from the tax base. The project the University with a provide much-needed food-service facility. proposed building will be part of the central campus.

UNIVERSITY OF HAWAII AT MANOA PHYSICAL EDUCATION FACILITIES, SECOND INCREMENT, MANOA, HONOLULU, OAHU, Dept. of Accounting and General Services

The Dept. of Accounting and General Services proposes to construct gymnasium, locker/shower/toilet facilities, weight training facilities, classrooms, and laboratories for Physical Education program. The complex will occupy an area of approx. 115,050 ft. The estimated cost construction is \$15,379,000. Since the project will be constructed within the existing UH campus, no land will be removed from the tax base. The project replace old, obsolete facilities with modern facilities that meet current program needs.

made on public land. There will be five scheduled rides operating daily, utilizing all four canoes. Passengers vill be ferried from the beach to the mooring via beach canoes. No motorized vehicles will be used, however, larger canoes each have a outboard motor for safety purposes. proposed 4 moorings will consist of: two 29,630 lb. reinforced solid concrete blocks at 20 cu. ft. and two other 22 cu. ft. concrete blocks at 3,259.30 lbs. Each mooring has one-half inch chains, one-inch nylon rope with 24,000 lbs. strength, 5/8 inch wide shackles, one-inch nylon anchor rope for each hull and a properly marked mooring.

MAKAWAO AVENUE SAFETY IMPROVEMENTS
FEDERAL AID PROJECT NO. RS-0400 (5),
MAKAWAO, MAUI, County of Maui, Dept. of
Public Works

The County of Maui proposes to improve the existing Makawao Ave. by widening the The project site is located on Makawao Ave. from the Baldwin intersection to just beyond Brewer Rd. The primary objective of the project is to improve highway traffic safety by widening the existing Makawao Ave. to acceptable lane and shoulder widths. existing pavement is bound by a wall and curb and is very narrow and confining. The alignment is on а Improvements will try to make effect of the curve less severe. Existing pavement 20' wide and no shoulders presently available. The improvements include constructing retaining wall, extending an existing drain system, and pavement work. widening work will be done on the makai side of Makawao Ave. Right of way will have to be acquired here.

RUNWAY SAFETY AREA FOR RUNWAY 2-20 KAHULUI AIRPORT, STATE PROJECT NO. AM 1023-11, KAHULUI, MAUI, State Dept. of Transportation, Airports Division

The Airports Division proposes to construct, to FAA Standards, a 500 ft. by 1000 ft. Runway Safety Area (RSA) at the approach to Runway 2 and install a

lined channel on two sides of the RSA and a box culvert directly beneath the RSA to handle the 100-year design flow from a drainage gulch. The proposed project will create a safer landing and take-off area which will reduce the risk of damage to aircraft and injury to its occupants in the event of an accident. The project site is located on the island of Maui and within the boundaries of Kahului Airport (TMK 3-8-01:134) and a portion of the Haleakala Hwy. right-of-way. immediate site is located southwest of Runway 2-20 and east of the Haleakala Hwy.-Hemaloa St. intersection.

#### HAWAII

PROPOSED DIRECT SALE OF ROADWAY REMNANT KEAHOU 1ST, NORTH KONA, HAWAII, Leo J. Chamberlain/Dept. of Land and Natural Resources

The roadway remnant is situated approx. 350 ft. south of Ihilani Pl. at the end of Walua Rd. and approx. 80 ft. west of the Kuakini Hwy., Keauhou 1st, North Kona, Hawaii (TMK 7-8-17). The applicant proposes to purchase the roadway for consolidation with adjacent parcels. The roadway remnant is a portion of the old Kailua-Keauhou Middle Rd. also known as Walua Rd., which the Hawaii County Council formally abandoned by Resolution No. 294 on Nov. 19, 1974. The roadway area totals approx. 6,000 sq. ft.

CONSERVATION DISTRICT USE APPLICATION FOR AFTER-THE-FACT SUBDIVISION AND NON-CONFORMING SINGLE FAMILY RESIDENCE IN LAUPAHOEHOE, NORTH HILO, HAWAII, Hamakua Sugar Co./Dept. of Land and Natural Resources

Hamakua Sugar Co. would like to exchange the parcel with Mr. Peter Hebden for cane land in the Hamakua District. No prime agricultural land is affected by this proposed use. However, it should be noted that the land exchange is in part prompted by the company's desire to preserve prime agricultural land elsewhere. Mr. Hebden, having no other domicile, has taken up residence on the

subject parcel. The request is to approve his residence in the existing Conservation District, and to allow him make further improvements to existing structure so as to conform with The parcel is located on a standards. portion the of lands between Mamalahoa Hwy. and the Old Government Rd. The proposed use is in TMK 3-6-4:33, a parcel of 8.902 acres. There is an old rock crusher plant which has into renovated a residence by occupant, Mr. Peter Hebden. Mr. Hebden and his family have no other home and will be deeded the property by Hamakua Sugar Co. if the conservation use permit is granted. The structure is located in the northeast corner of the parcel. Existing utilities include a county water line along the Old Government Rd., with a transmission line traversing along the northeast corner of the parcel. Telephone and electric lines also traverse the parcel. Access to the parcel is via the Old Government Rd. which also serves as the access to Laupahoehoe Pt. The road is paved, two lanes, 16 to 20 ft. wide, and maintained by the County.

PROPOSED RENTAL AND SERVICE FACILITY FOR TAYLOR TRANSPORTATION CO., LTD. dba NATIONAL CAR RENTAL-HAWAII, KEAHOLE AIRPORT, KONA, HAWAII, Taylor Transportation Co./State Dept. of Transportation

National Car Rental-Hawaii is proposing to construct a one story Rental/Service building, a roofed Carwash and Fuel Island with Canopy to replace an existing portable office building and two existing Keahole at the Airport Kailua-Kona. The proposed project site is identified as TMK 7-3-43:3 (por.) and lies within the existing civil airport boundary. The proposed building will have an effective floor area of 1,920 sq. ft. The purpose of the proposed improvements is solely to maintain rental automobiles and serve customers National Car Rental. No major maintenance will be performed in the The facility is not intended facility. other use than servicing automobiles, serving customers and parking.

PROPOSED LEASE AT PUBLIC AUCTION OF EXISTING BULK PETROLEUM STORAGE FACILITY, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources

The Dept. of Land and Natural Resources, Division of Land Management proposes to lease by public auction 2.66 acres of government land with all structures and related facilities, including a five foot pipeline easement containing a total of 11,279 sq. ft. traversing over and across adjacent parcels identified as TMK 2-10-09:07, 48 and 26. The land is located adjacent to Kalanianaole Ave. east of Kuhio (Hilo) Harbor in Waiakea, Hilo, South Hawaii, identified TMK 2-1-09:42. The property encumbered by General Lease No. S-3590 which expired on Feb. 28, 1985. It is presently occupied under Revocable Permit S-6182 by Texaco Refinery Marketing, Inc., the former lessee, for bulk storage and distribution petroleum products. Five large storage tanks, distribution pipelines, small office/storage structure have been constructed on the property. Approx. half of the area has been paved and the entire parcel is surrounded by a barbed wire fence.

CONSERVATION DISTRICT USE APPLICATION FOR THE STORAGE OF BUSES, TRUCKS AND VEHICLES IN HONOKOHAU, HAWAII, McLean Properties, Ltd./Dept. of Land and Natural Resources

The applicant proposes to amend his original permit to allow the storage of buses, trucks, and other vehicles. The original permit allowed the applicant to establish a boat storage and repair facility. The additional uses, however, will be limited to the 3-1/2 acre area originally approved, no expansion is being proposed. The lot is located in Honokohau, North Kona (TMK: 7-4-8:26).

#### 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.

OOMA II, NORTH KONA, HAWAII, Kahala Capital Corporation/County of Hawaii Planning Dept.

Previously published on August 8, 1986.

This EIS is also available at the Holualoa, Thelma Parker, and Kailua-Kona Libraries.

Deadline: September 8, 1986.

WAIOLA ESTATES SUBDIVISION, WAIPIO, EWA, OAHU, City and County of Honolulu, Dept. of Housing and Community Development

Previously published August 8, 1986.

This EIS is also available at the Mililani and Waipahu libraries.

Deadline: September 8, 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.

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

The applicant proposes to develop an integrated destination resort on a 470-acre site located on the West

coastline between the Airport and the town of Kailua-Kona. accomplish this, the applicant must first 1) a General Plan amendment secure: from the County of Hawaii; and, 2) a boundary reclassification from the State Land Use Commission. The resort master provides for: plan 1) two hotel sites for a total of 700 rooms; range 0£ resort condominium housing units for a total οf condominium units; 3) one 10-acre marina basin with provision for approx. boat 150 slips; 4) two commercial areas, each containing approx. 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. Because of the probable environmental consequences associated with harbor development, the Corps of Engineers will most likely require the applicant to prepare a supplemental federal EIS.

This iEIS is also available at the Holualoa, Thelma Parker and Kailua-Kona Libraries.

Status: Currently being processed by the County of Hawaii Planning Department.

WAITEC DEVELOPMENT PROPOSAL, (VILLAGE PARK EXPANSION), HOAEAE AND WAIKELE, EWA, OAHU, Waitec Development, Inc./City and County of Honolulu, Dept. of Land Utilization

Previously published August 8, 1986.

This EIS is also available at the Waipahu Library.

Status: Accepted by the City and County of Honolulu, Dept. of Land Utilization on August 14, 1986.

#### NOTICES

## DETERMINATION THAT A SUPPLEMENTAL EIS IS NOT REQUIRED

CONSERVATION DISTRICT USE APPLICATION FOR THE KAUMANA-KEAMUKU TRANSMISSION LINE ALIGNMENT ADJUSTMENTS AND TEMPORARY STAGING AREAS, KAUMANA-KEAMUKU, HAWAII, Hawaii Electric Light Co./Dept. of Land and Natural Resources

Hawaii Electric Light Co. proposes the following:

- An alignment adjustment and perpetual easement involving state-owned lands identified as TMK 2-5-02: 1, 3, 4, and 16; 2-6-18:4 and privately owned 2-5-01:1 and 2-5-02:2;
- 2. A realignment (to avoid cinder cone) involving TMK 3-8-01 and 4-4-16; and
- 3. Two temporary staging areas of about 30,000 sq. ft. each, at TMK 2-6-18:4 and 4-4-16:5.

These proposed minor adjustments and staging areas are within the corridor approved on Feburary 10, 1984 under CDUA No. HA-1554.

# PROPOSED EIS EXEMPTION LIST FOR THE CITY AND COUNTY OF HONOLULU, DEPT. OF GENERAL PLANNING

Pursuant to EIS Rules Sec. 11-200-8, the Dept. of General Planning, City and County of Honolulu, has submitted the following items to be added to their exemption list:

#### Exemption Class #1:

Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

1. Development Plan amendment proposals which would recognize the existing use of a site.

#### Exemption Class #3:

Replacement or reconstruction existing structures and facilities where the new structure will located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced; Construction and location of single, new, small facilities or structures and the alteration and modification of same and installation new, of small, equipment facilities and alteration the modification of same including but not limited to:

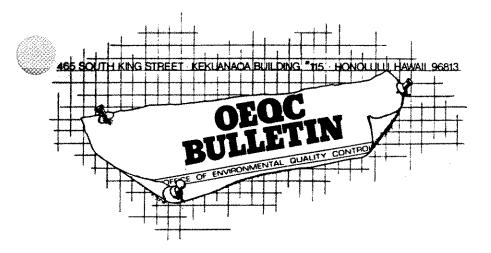
- (A) Single family residences not in conjunction with the building of two or more such units.
- (B) Multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures.
- (C) Stores, offices and restaurants designed for total occupant load of twenty person or less, if not in conjunction with the building of two or more such structures; and
- Water, sewage, electrical, gas, (D) telephone, and other essential public utility services extensions to serve such structures or facilities; and accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences.
- 1. Development Plan amendment proposals which would permit single family residences not in conjunction with the building of two or more such units.
- 2. Development Plan amendment proposals which would permit multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures.
- 3. Development Plan amendment proposals which would permit stores, offices and restaurants designed for total occupant load of twenty persons or less, if not in conjunction with the building of two or more such structures.

NOTE: As stipulated by EIS Rules Sec. 11-200-8 (b), all exemptions under this list are inapplicable when the cumulative impact on planned successive actions of the same type, in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment.

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

Mr. James W. Morrow, Chairman Environmental Council 465 South King Street, Room 104 Honolulu, Hawaii 96813

Deadline: September 22, 1986.



BULK RATE U.S. POSTAGE PAID Honolulu, HI Permit No. 1502