



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

Deadline: September 22, 1986.

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.

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

Previously published August 23, 1986.

Comments on the EIS preparation notice should be sent to:

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

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

Previously published August 23, 1986.

Deadline: September 22, 1986.

Requests to be consulted and comments should be sent to:

NEGATIVE DECLARATIONS

Mr. Thomas S. Witten, ASLA
PBR - Hawaii
130 Merchant Street, Suite 1111
Honolulu, Hawaii 96813

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

with a copy to:

Mr. Albert L. Lyman, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

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.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR FOOD, BEACH SERVICES, AND LODGING RENTAL CONCESSIONS AT HAPUNA BEACH STATE PARK, HAWAII, Dept. of Land and Natural Resources Division of State Parks

OAHU

PURCHASE OF A SPENCER STREET APARTMENT BUILDING IN HONOLULU, OAHU, Hawaii Housing Authority

The Hawaii Housing Authority proposes to purchase an existing 17-unit apartment building and land located at 1035 Spencer St., Honolulu (TMK: 1-2-4-16:08). The apartment will be used to provide rental housing for low and moderate income families. Funds for the purchase will come from the Department of Housing and Urban Development. The apartment building is a three-story walk-up concrete/hollow tile building consisting of 16 three-bedroom/two-bath units and 1 two-bedroom/one-bath unit with 14 tandem and 6 regular parking stalls. The building sits on a 14,000 sq. ft. parcel.

WENDY'S RESTAURANT BUILDING IN KAILUA, OAHU, McWen Corporation/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting approval to construct a one-story Wendy's Restaurant building occupying approx. 2,700 sq. ft. of floor area and a future one-story structure approx. 1,400 sq. ft. of similar use. The total project development will consist of two adjoining properties; one parcel on Hamakua Dr. and the other parcel on Hahani St. both connecting at the rear of the properties forming a single "L"-shaped parcel surrounding the corner property at Hamakua and Hahani (TMK: 4-2-38:47 & 48). Lot 47 fronting Hahani St. consists of 7,519 sq. ft. and Lot 48 fronting Hamakua St. consists of 15,000 sq. ft. The restaurant will be located at 380 Hahani St. and will have a 33-space parking lot.

The Division of State Parks is resubmitting its application for the establishment of food, beach services and lodging rental concessions at Hapuna Beach (TMK: 6-6-2:35 & 41). The previous application was withdrawn due to failure in acquiring a Special Management Area permit within the 180-day processing period. Construction will include a concession building of approx. 1,100 sq. ft., appurtenant utility connections and walkways. The operation of the concession will include the sale of lunch type foodstuff including sandwiches, hamburgers, hot dogs, plate lunches, soda and chips. There will be rental of beach related items such as beach mats, umbrellas, masks, fins, and snorkels, and rental of the lodging accommodations (cabins) available at the park. The concessionaire will be required to provide lifeguards for the beach as a condition to operate the concession.

MAUI

DEMOLITION OF STRUCTURES AND EXPANSION OF THE PRISON STREET PARKING LOT, LAHAINA, MAUI, County of Maui Dept. of Public Works/Maui Historic Commission

The Maui Department of Public Works proposes to demolish two existing residences in order to expand the Prison St. parking lot to alleviate some of the current parking problems along Front St. in Lahaina. According to the applicant, one of the residences has been vacated and the second will be vacated shortly. Once the buildings are demolished, the applicant proposes to construct 46 parking stalls, 22 stalls measuring 17 ft. x 8-1/2 ft. and 24 stalls measuring 21 ft. x 8-1/2 ft. Also, the expansion will be constructed in accordance with the County's Offstreet Parking and

Loading Ordinance in terms of landscaping, access, aisle widths, and pavement. The applicant also proposes to restripe the existing parking lot by removing the bus parking stalls and expanding the automobile parking to 40 stalls, measuring 21 ft. x 8-1/2 ft. In addition, the existing driveway access from Front St. will be relocated to the southern end of the site. Although the two residences are located within Maui Historic District No. 2 and the National Landmark District Boundary, the structures themselves are old and dilapidated and there are no significant architectural feature or history associated with the buildings. The demolition of the building would not significantly impact any historic or cultural resource. The properties are located mauka of Front St. (TMK: 4-6-07:4 & 5) immediately adjacent and south of the Prison St. parking lot.

KOKOMO ROAD WATERLINE, PHASE III, KOKOMO, MAUI, County of Maui Dept. of Water Supply

The proposed project calls for the installation of approx. 1,000 lineal ft. of 8-in. waterline along Haiku/Kokomo Rd. starting approx. 908 ft. north of Haupoa Pl.-Haiku/Kokomo Rd. intersection to the Lilikoi Rd.-Haiku/Kokomo Rd. intersection, and along a portion of Lilikoi Rd. All improvements will be constructed entirely within the road right-of-ways of Haiku/Kokomo Rd. and Lilikoi Rd. The purpose of this project is to improve waterflow to provide adequate fire protection and water service. The estimated cost of the project is \$100,000 and construction time is estimated at 90 calendar days.

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.

GOLF COURSE 2/1A RESIDENTIAL DEVELOPMENT, HAWAII KAI, OAHU, Kaiser Development Company/City and County of Honolulu Dept. of General Planning

The 30-acre project site is located in the Hawaii Kai area of Oahu, makai of Kalama Valley between Koko Crater and the Hawaii Kai Golf Course. The Hawaii Kai Championship Golf Course borders the project site on the mauka and windward sides except for a 600-ft. frontage along Kealahou St. near Hawaii Kai Dr. To the west is the existing preservation area, and to the south the proposed light industrial site, that is before the City Council as part of the 85/86 Annual Review of the East Honolulu Development Plan. More specifically, the project is defined as TMK: 3-9-10: por. of 1. The fee landowner is the Kamehameha Schools/Bernice P. Bishop Estate. Kaiser Development Company proposes to develop the site for residential use. It intends to build single-family residences, and low-rise and mid-rise apartments. The development would consist of approx. 48 single-family units and 430 multi-family units of low and medium density use and appurtenant infrastructure and facilities. Approx. 6 acres abutting the golf course on the north boundary of the site are now zoned R-6 and are proposed for single-family residential development with a lot size of approx. 5,000 to 6,000 sq. ft. No change in zoning will be required. Approx. 2 acres abutting Kealahou St. are now zoned P-1 and are proposed for single-family residential development. A zone change will be required from P-1 to R-6. An area of approx. 11 acres abutting Kealahou St. and the 14th hole of the golf course is

proposed for low density apartment development. Approx. 2 acres abutting Kealahou St. are now zoned P-1. A zone change to A-1 will be required. The remaining 9 acres proposed for low density apartment development are split zoned with approx. 4 acres zoned R-6 and the remaining 5 acres zoned P-1. A change of zone from R-6 and P-1 to A-1 will be required. The purpose of the A-1, Low Density Apartment District is to provide areas for multiple-family uses within a range of low to medium land use intensities. Approx. 10 acres bordered by the proposed industrial site, the single-family residential area, low density apartment site, and the remaining Preservation land abutting Koko Crater, is proposed for medium density apartment. Zoning is presently split between R-6 and P-1. A zone change to A-2 for both areas will be required. The purpose of the A-2 Apartment district is to provide areas for medium density multi-family and compatible non-residential uses. The area abutting Koko Crater Park will remain P-1.

This EIS is also available at the Aina Haina, Hawaii Kai, and Waimanalo Libraries.

Deadline: October 8, 1986.

HILO BAY OUTFALL SEWER EXTENSION, HILO, HAWAII, County of Hawaii Dept. of Public Works

The project is located on the northeastern shore of the island of Hawaii. The outfall for the Hilo Sewage Treatment Plant extends into the Puhī Bay on the seaward side of the Hilo breakwater. The area in the vicinity of the outfall is largely industrial. Hilo Harbor, which provides boat access to coastal waters, is a significant ocean landmark adjacent to the project site. The proposed project will modify and extend the existing outfall such that the effluent is discharged 5,680 ft. offshore at a depth of 80 ft. The extension includes a 1,180-ft. section of 48-in. reinforced concrete pipe and a 260-ft. diffuser with 3-in. ports spaced 12 ft.

on centers. Five million gallons per day of primary effluent from the Hilo Sewage Treatment Plant will be discharged through the outfall. The orientation of the diffusers will be in a northwesterly direction. The purpose of this orientation is to provide adequate dilution during periods of south and easterly currents, and also provide adequate dilution during periods of the predominantly tide-related westerly currents.

This draft supplemental EIS is also available for review at the Keeau Community/School Library.

Deadline: October 8, 1986.

SITE SELECTION STUDY FOR THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

In keeping with the Department of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the DOE proposes a new intermediate school (Grades 6-8) for the Kahului area. The project service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puunene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community. Currently, seven sites are being evaluated. They are:

Potential Site 1--The Maui High School Site: This site (TMK: 3-8-07:98) is a parcel of undeveloped open space adjacent to the existing Maui High School. Located on State-owned lands within a single-family residential neighborhood, this seven acre rectangular site is afforded scenic mountain views. An existing playground/park adjacent to the site would meet the proposed schools' recreational requirements.

Potential Sites 2 and 3--The Maui Lani North and South Sites: Sites 2 and 3, referred to as Maui Lani North and Maui Lani South, respectively are located within the proposed Maui Lani planned community (TMK: 3-8-07:2). Each

potential twelve acre rectangular site owned by Alexander and Baldwin, Inc., is currently undeveloped.

Potential Site 4--The Old Lihikai School Site: Located one block south of Kahului Harbor, potential site 4, the Old Lihikai School Site, consists of the 5.57-acre site of the former Lihikai School (TMK: 3-7-04:3) and the adjoining 3.67-acre vacant lot (TMK: 3-7-05:3,11). These parcels are owned by the State of Hawaii and Alexander and Baldwin, Inc., respectively. The site is located next to major thoroughfares and busy streets characteristic of the surrounding commercial and urban areas. Significant physical features of the site include large trees, perimeter rock walls, a two-story building, and other wooden structures.

Potential Site 5--The Kahului Fairground Site: Site 5, the Kahului Fairground Site, is a parcel located within the Kahului Fairgrounds (TMK: 3-7-12:1), two blocks southeast of Kahului Harbor. The Fairgrounds is located adjacent to the commercial and industrial park facilities of "Maui Industrial Park" and the "Hana Highway Industrial Subdivision." The site is presently used for annual fair and carnival activities, and is occupied by several old wooden structures used for carnival events. While the entire Fairground site is 27.28 acres in area, only an 8-acre portion within the southern extent of the Fairground site proximate to Wakea Ave. would be designated for the school.

Potential Site 6--The Kuihelani Highway Site: Potential Site 6 is a twelve-acre area within a parcel of land (TMK: 3-8-06:3) which adjoins Kuihelani Hwy. The Kuihelani Hwy. site is owned by Alexander and Baldwin, Inc., and is presently used for the cultivation of sugar cane. Residential subdivisions are situated across Kuihelani Hwy.

Potential Site 7--The Maui Lani East Site: Potential Site 7, the Maui Lani East Site, is located with the proposed Maui Lani planned community (TMK: 3-8-7:2). This potential twelve

acre rectangular site is owned by Alexander and Baldwin, Inc., and is currently undeveloped. The Maui Lani East site would be proximate to existing and proposed residences. Access to the Maui Lani East site would be provided by extending South Kamehameha Ave.

This EIS is also available at the Kahului, Lahaina, and Makawao Libraries.

Deadline: October 8, 1986.

HEEIA KEA VALLEY DEVELOPMENT, HEEIA KEA, OAHU, Malama-Gentry Joint Venture/City and County of Honolulu Dept. of Land Utilization

Malama-Gentry Joint Venture proposes to develop 310 single family residences and 50 low-density apartment units, 4 acres of industrial land and 1 acre of commercial on 68.5 acres of land at Heeia Kea, Oahu. This is the same site which was proposed for the Heeia Kea Subdivision. Both projects are on land which is a portion of 219.06 acres, all of which are owned by Kamehameha Schools/Bishop Estate and controlled by Hawaiian Electric Co., Inc. under a lease and agreement-of-sale. The total 219.06 acres are described by TMK 4-6-06: 1 through 3, 7 through 16, 22 through 51 and TMK 4-6-16:32. Hawaiian Electric Co., Inc. originally entered into a long term lease and agreement-of-sale to acquire a project area for the purpose of constructing a steam generating plant to supply electricity to Oahu. Since the time of Hawaiian Electric Co.'s original agreement with Bishop Estate, a Class AA water quality classification has been assigned to Kaneohe Bay. Based on the Class AA classification of Kaneohe Bay and other factors, the construction of a steam generating plant is no longer feasible, however Hawaiian Electric Co. is still committed to purchase the land. Since the originally intended use of the project site is no long feasible, the Hawaiian Electric Co. has explored other uses of the property. Based on market investigations, it has been determined that creation of single-family residential housing which includes low

and moderate cost units will be responsive to market demands and will ~~create the greatest economic utility of the site.~~ Studies indicate that the site is well suited for residential housing. Hawaiian Electric Co.'s objectives for creating the proposed subdivision are to provide marketable residential housing, ~~including some low and moderate cost units,~~ to serve the needs of Windward Oahu and to receive a reasonable return on invested capital. These objectives as stated in the 1983 EIS for Heeia Kea Subdivision have not changed. However, a small portion (5.0 acres) of commercial/industrial development has been added to the project. Currently, Hawaiian Electric Co., Inc. and Gentry Companies have formed a joint venture called "Malama-Gentry" to pursue development on the property.

Deadline: October 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.

Previously published August 23, 1986.

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

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

ERRATA

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

Previously published in the August 23, 1986 Bulletin as a preparation notice, ~~should have been published as a negative declaration.~~

The following projects published in the August 23, 1986 Bulletin as Negative Declarations are exempt from the EIS process and should not have been published:

oCONSERVATION DISTRICT USE APPLICATION FOR SINGLE-FAMILY RESIDENTIAL AND GUEST COTTAGE, HAENA, KAUAI, Trisha Lei Sears/Dept. of Land and Natural Resources

oCONSERVATION DISTRICT USE APPLICATION FOR A NON-CONFORMING SINGLE FAMILY RESIDENTIAL USE, WAIALUA, OAHU, Frederick Titcomb/Dept. of Land and Natural Resources

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

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 of ~~existing structures and facilities~~ where the new structure will be 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 of new, small, equipment and facilities and the alteration and 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
- (D) Water, sewage, electrical, gas, 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.