

# OEQC BULLETIN



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

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**CORRECTION:** The previous issue of the OEQC Bulletin (Volume III, No. 20) was dated in error as October 28, 1986. The correct date is October 23, 1986. We apologize for any confusion caused by this error.

and adjacent to the Palailai cinder cone (Puu Palailai) in Ewa Judicial District, Oahu. The site is approx. 20 mi. west of Honolulu. Access to the project site is via the Palailai Interchange, Farrington Hwy. and Kalaeloa Blvd. The basic development concept can be summarized in the phrase "Hawaii: Crossroads of the Pacific". The applicant intends to develop a project which will take both residents and visitors on a journey around the Pacific and Asian basin, focusing on Hawaii and countries such as China, Japan, Philippines, Australia, New Zealand and certain central Asian countries. Through representative architecture, multi-media and special-effects presentation, live stage productions, cultural exhibits and displays, ethnic foods and merchandise, the project visitor will take a miniaturized journey around the Pacific and Asian Basin in a 5-6 hr. stay. The facility will not contain thrill rides or amusement park features. In order to develop this project, the Development Plan designations must be changed from Residential, Low Density Apartment, Medium Density Apartment and Agriculture to Commercial.

### 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.

VISITOR/RESIDENT ENTERTAINMENT ATTRACTION, EWA, OAHU, Amfac Hawaii, Inc./City and County of Honolulu Dept. of General Planning

The applicant is proposing to construct a major new visitor/resident entertainment attraction on vacant land in the vicinity of the proposed Secondary Urban Center on the Ewa Plain. The property is located north of and adjacent to the H-1 Freeway and the Palailai Interchange and south of

Contact: Mr. Thomas A. Fee  
Helber, Hastert, Van Horn and  
Kimura, Planners  
Grosvenor Center, PRI Tower  
733 Bishop Street, Suite 2590  
Honolulu, HI 96813

Contact: Mr. Tetsuo Harano  
Chief, Highways Division  
Dept. of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Deadline: December 8, 1986.

Deadline: December 8, 1986.

SUPPLEMENTAL EIS FOR INTERSTATE ROUTE  
H-3, HALAWA TO HALEKOU INTERCHANGE,  
HONOLULU, OAHU, State Dept. of  
Transportation, Highways Division and  
U.S. Dept. of Transportation, Federal  
Highway Administration

KAHAWAINUI STREAM FLOOD CONTROL PROJECT,  
LAIE, OAHU, City and County of Honolulu  
Dept. of Public Works

Previously published October 23, 1986.

Contact: Mr. Warren Yamamoto  
Division of Engineering  
Dept. of Public Works  
650 S. King St., 15th Floor  
Honolulu, HI 96813

Deadline: November 24, 1986.

HANAIEI RIVER HYDROELECTRIC PROJECT,  
HANAIEI, KAUAI, Island Power Co.,  
Inc./Dept. of Land and Natural Resources

Previously published October 23, 1986.

Contact: Mr. Jeff Burt/Mr. Mervyn Kimura  
Island Power Co., Inc.  
P.O. Box 625  
Kalaheo, HI 96741

Deadline: November 24, 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.

The proposed action is to construct H-3 as a 4-lane divided interstate facility for mixed traffic, connecting Windward to Leeward Oahu. Beginning at a point in Halawa Interchange as the leeward terminus, the roadway traverses northeasterly through North Halawa Valley, with a combination of at grade and elevated sections, to twin bore, 5100 ft. long tunnels through the Koolau Range. Emerging in Haiku Valley, it swings southeasterly on a viaduct to a cut and cover tunnel through Hospital Rock behind the Kaneohe State Hospital. From here it continues at grade to an interchange with Likelike Hwy. and then on to the Halekou Interchange. It has been determined that a supplemental EIS must be circulated and processed covering the project's impacts on the Luluku Discontiguous Archaeological District. The 17 archaeological sites in the district range in type from simple, discrete, stone structures to multiple-feature complexes and represent traditional Hawaiian/prehistoric style of sites as well as historic period sites with evidence of foreign influences. The Luluku archaeological sites are among the most extensive windward agricultural complexes recorded in the Hawaiian Islands. Both wetland and dryland agricultural features that were used for taro farming during both the precontact and historic periods are represented. Additional site types include possible habitation features, burials, boundary walls, and historic period artifact concentrations and charcoal kilns.

KAUAI

CONSERVATION DISTRICT USE APPLICATION TO CONSTRUCT A SEAWALL AT HAENA, KAUAI, Murcia-Toro, Inc./Dept. of Land and Natural Resources

The applicant proposes to construct a 170-ft. long rock seawall along the shoreline of property identified as TMK: 5-9-02:35, in Haena, Kauai, to prevent further erosion of the property. The proposed wall will consist of large boulders placed in layers with crushed rocks as fillers between the boulders. Little or no concrete is planned. The wall is intended to be placed mauka of the certified shoreline.

OAHU

LAND ACQUISITION FOR THE MIDDLE STREET BUS MAINTENANCE FACILITY, HONOLULU, OAHU, City and County of Honolulu Dept. of Transportation Services

The proposed action is to acquire a 14.257 acre site at Middle St., Honolulu, Hawaii, identified as TMK: 1-2-15, parcel 6, and TMK: 1-2-16, parcels 2, 6, and 28, which will be utilized as a 250-bus service garage for the Honolulu Division of TheBus, the municipal bus system, to replace the Alapai Bus Yard. The site, located at Middle St. near its intersection with King St., consists of the consolidation of four parcels presently owned by Ameron HC&D. The proposed action does not include any improvements which may be constructed at a later date. The anticipated cost of land acquisition is estimated to be about \$15 million and will be shared between the U.S. Dept. of Transportation under the Urban Mass Transportation Administration (UMTA) and the City and County. UMTA's share of the cost of land acquisition will be about 80 percent or \$12 million and the City's share will be the remaining 20 percent or \$3 million.

MAUNAWILI DISTRICT TRUNK SEWER, SECTION 2 (MAUNAWILI ROAD ALIGNMENT), KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project consists of the construction of a sewage pump station within the existing Maunawili Estates Sewage Treatment Plant (STP) site and the construction of 2,800 ft. of 8-in. force main, 2,310 ft. of 10-in. gravity sewer and 2,060 ft. of 12-in. gravity sewer along Maunawili Rd. and Maunawili Circle, from the existing Maunawili Estates STP to the existing Maunawili Park STP. The purpose of the project is to eliminate the discharge of treated sewage from entering Maunawili Stream and Kawai Nui Marsh. The raw sewage will be intercepted and transported to the Kailua STP. The existing Maunawili Estate STP will be abandoned.

PALAILAI STREET DRAINAGE CHANNEL IMPROVEMENTS, HONOULIULI, EWA, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project involves the reconstruction of 310 linear ft. of existing channel walls (TMK: 9-2-9: 8, 9, 10, 13, 14, and 16). The construction of 4-10 ft. high concrete flood wall along the top of the existing channel will eliminate splashing and overtopping problems caused by high flows during periods of heavy rainfall.

DEMOLITION AND RECONSTRUCTION OF TENNIS COURTS AT QUEEN KAPIOLANI PARK, WAIKIKI, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action involves demolition and reconstruction of 4 tennis courts located near Kalakaua Ave., site improvements, new electrical and lighting system, irrigation system, fencing and landscaping. Courts will be situated parallel to Kalakaua Ave. and set back approx. 75 ft. from the sidewalk along Kalakaua Ave. Six light poles and attached shoe box cutoff-type luminaries, extending to a height of approx. 40 ft., will be installed.

LAIE REFUSE CONVENIENCE CENTER, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

seepage on Waokanaka Place.

The proposed project is to be located mauka (east) of the Laie Corporation Yard, approx. 700 ft. from Kamehameha Hwy., on a currently unimproved portion of the City property, TMK: 5-6-06: 1. The convenience center will consist of a drive-through, horseshoe-shaped ramp with large metal bins placed alongside to receive discarded household refuse. A paved access road will be constructed to the site from Kamehameha Hwy., and the site, itself, will be paved to facilitate placing the bins. The bins will be the roll-on/roll-off type placed on concrete slabs on each side of the elevated ramp and will be entirely open at the top. Other site improvements will include a waterline for landscape maintenance and occasional wash-down, perimeter chain link fencing for control of access and windblown litter and area lighting for nighttime security and safety. No loitering or scavenging will be allowed at the facility. Only household rubbish may be disposed of at the center; no business or commercial refuse, derelict vehicles, dead animals, bulky items, or agricultural wastes will be accepted. The ramp will be designed to accommodate vehicles no larger than a pickup truck. The City will hire a contractor to haul the bins when they are full to a sanitary landfill or the proposed resource recovery facility at Campbell Industrial Park. The facility will be open daily between the hours of 7:00 a.m. and 9:00 p.m. and will be lighted at night. A service contract guard will be stationed at the center to make sure it is being used properly.

WAOKANAKA PLACE RELIEF DRAIN PROJECT, NUUANU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project involves the installation of approx. 550 lineal ft. of 8-in. diameter pipes, 6 grate inlets and 6 special manholes which will be connected to an existing drain inlet structure. This work on TMK: 1-9-03 is intended to eliminate the ground water

KAMEHAMEHA HIGHWAY REALIGNMENT AT WAIMEA BAY, KOOLAULOA, OAHU, State Dept. of Transportation, Highways Division

The proposed project includes regrading 600 ft. of the existing rock cut slope; realigning approx. 700 ft. of the existing roadway baseline one ft. mauka; widening of the existing 10-ft. wide lanes into 11-ft. wide lanes; installing rockfall protection netting and 6-ft. high rock deflector chain link fence; and installing portable concrete barrier on the mauka side of the roadway. The proposed improvements will minimize the hazardous condition of trees and weathered rocks falling onto the road pavement. The widened lanes will provide more space for the motorist to safely traverse the stretch of roadway adjacent to the rock cut slope.

PIPE EXTENSION, PIERS 31-33, HONOLULU HARBOR, OAHU, Pacific Resources Terminals, Inc./State Dept. of Transportation, Harbors Division

The project consists of a 1,118-linear ft. extension of the existing diesel fuel pipeline from Pier 33 through Pier 32 to the Ewa side of Pier 31. The extension will be built in a 5,744 sq. ft. easement. The new line will be 6 in. in diameter and will be used to deliver diesel fuel stored in 8 existing tanks at Pier 34 to vessels at Piers 31 and 32. The expansion project will provide greater flexibility in loading ocean-going and fishing vessels. It will also reduce congestion at Piers 29, 33, and 34.

PROPOSED DEVELOPMENT PLAN AMENDMENT TO REDESIGNATE 2.6+ ACRES FROM RESIDENTIAL TO LOW DENSITY APARTMENT USE, WAIANAE KAI, OAHU, Thrift Guaranty Corp. of Hawaii/City and County of Honolulu Dept. of General Planning

The applicant is requesting a development plan amendment to redesignate 2.6+ acres of land (TMK: 8-05-08:31-36, 40, 41, 43

and 44) located in Waianae, makai of Farrington Hwy. between Bayview and Pokai Bay Sts. A low density apartment project is proposed for the site, but no physical plans have been developed. As currently envisioned, the development would consist of 2 apartment structures of less than 30 ft. in height containing a total of 75± units.

PROPOSED INDUSTRIAL PARK, KAHUKU, KOOLAULOA, OAHU, The Estate of James Campbell/City and County of Honolulu Dept. of General Planning

The applicant is requesting the amendment of the Koolauloa Development Plan Land Use Map to designate land identified as TMK: 5-6-02: por. 25 as Industrial. An industrial park is proposed for this 14.9 acre site. As currently envisioned, the development would consist of a light industrial subdivision. Tenants of the subdivision would build structures to suit their business purposes. The land proposed for redesignation is located in Kahuku Town, bordered on the east by the Old Kahuku Mill, on the north by the proposed Kahuku Village Subdivision and on the south by Kamehameha Hwy.

MAUI

WAIAKOA LATERAL, KULA, MAUI, County of Maui Dept. of Water Supply

This project consists of the construction of 6 in. and 2 in. water transmission and distribution lines to service the Kula area. The proposed 6 in. waterline will run approx. 1,200 ft. along Kekaulike Ave. in a southerly direction beginning about 400 ft. south of Wahelani Rd. (Kula Nani Subdivision), and 50 ft. into Parcel 61 of TMK: 2-2-12. Included are all necessary appurtenances, service laterals, fire protection devices and related work. This project also includes the construction of a 2 in. drisco waterline traversing the existing Waiakoa Lateral from Kekaulike Ave. approx. 700 ft. in a westerly direction. Included are all necessary appurtenances, service laterals, and related work. The

proposed 2-in. drisco waterline will replace the existing 2 in. galvanized line.

DEMOLITION OF STRUCTURES WITHIN THE LAHAINA NATIONAL HISTORIC LANDMARK DISTRICT AND CONSTRUCTION OF A TEMPORARY PARKING LOT, LAHAINA, MAUI, Frank Ernandes/Maui Planning Commission

The applicant is requesting approval to demolish 2 single family residences and to construct a temporary parking lot to provide additional offstreet parking in Lahaina Town. The parking lot will consist of 28-standard stalls and 10-compact stalls. In addition, the lot will contain a 4' x 8' wood frame attendant booth. The subject property is located south of Wahie Lane, directly mauka of the Old Queen Theater property at TMK: 4-5-01:41. The 12,834 sq. ft. rectangular shaped lot is currently vacant. The 2 family residences were demolished without the necessary permits.

PIG-CONTROL FENCE IN THE WEST MAUI NATURAL AREA RESERVE, MAUI, The Native Hawaiian Plant Society/Natural Area Reserves Commission

The applicant proposes to construct a pig-resistant fence in the Kahakuloa Section of the West Maui Natural Area Reserve. The purpose of the project is to protect the natural environment of Eke Crater by impeding the mauka movement of feral pigs. The fence will be from 30-200 ft. long depending on its exact location. The fence itself will be constructed of galvanized steel materials to insure a long life, estimated at between 20 and 30 years. Forty-seven in. high woven hog wire will be clipped to 8' high metal "T" posts placed 10 ft. apart. A single strand of barbed wire will run at ground level and be clipped to the posts. This will inhibit pig rooting. Posts will be pounded into the ground 3-4 ft. deep leaving a post 4-5 ft. above ground level. Construction will be by volunteer and experienced fence builders using only hand tools. The project will take 2 days to complete with transport to the area via helicopter.

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.

ERADICATION OF MARIJUANA ON STATE-OWNED AND MANAGED CONSERVATION DISTRICT LANDS, ISLANDS OF HAWAII, MAUI, AND MOLOKAI,  
Dept. of Land and Natural Resources

The proposed eradication program will take place on state owned and managed conservation District lands on the islands of Hawaii, Maui, and Molokai. The proposed eradication program will be very similar to that approved for the island of Kauai in 1985. Alternative methods of eradication being proposed include both manual removal and chemical spraying. The chemicals that will be used are weed oil, a commercial preparation similar to diesel oil, and glyphosate, sold commercially as Roundup. If permission can be obtained from the U.S. Environmental Protection Agency (EPA) and Hawaii State Department of Agriculture, diesel oil may also be utilized. Paraquat will not be used. Spot applications of chemicals will be made by ground crews with knapsack sprayers or by helicopters equipped with modified-hose sprayers. In places where the spraying of chemicals would not be prudent, marijuana will be removed by hand or mechanical means. The spraying will target individual plants. There will be no broadcast/spraying over a general area. Alternative disposal methods include either hauling the

marijuana away from disposal or leaving it on the site (for chemical eradication methods only).

This EIS is also available for review at the following libraries:

HAWAII

University of Hawaii at Hilo Campus, Bond Memorial (Kohala), Holualoa, Honokaa, Kailua-Kona, Keaau Community-School, Kealakekua, Laupahoehoe Community-School, Mountain View Community-School, Pahala Community-School, Pahoia Community-School, Thelma Parker Memorial/Waimea Area

MAUI

Maui Community College, Kahului, Lahaina, Makawao.

MOLOKAI

Molokai

Deadline: December 8, 1986.

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

Punalu'u Resort, formerly known as Sea Mountain at Punalu'u, was started in 1972. The applicant is presently requesting that the County of Hawaii revise the Hawaii County General Plan for a portion of Punalu'u Resort mauka of the Hawaii Belt Hwy., approve a change of zone, and issue an SMA permit to facilitate the completion of Punalu'u Resort in a form that provides the greatest net economic benefits to the community and developer. The total Resort project area encompasses approx. 433 acres not including the existing Colony I condominiums and Kalana I single-family residential lots. The following parcels are included within the project area: TMK: 9-5-19: 11, 15, 24, 26, 30, 31, 33, 35; 9-6-01:01, 02, 03, 06, 11, 12, 13; and 9-6-02: 08, 37, 38, 41, 45 por. The proposed project concept involves creating a low rise, low density, mixed use commercial and residential "Village" on the bluff overlooking the ocean and 8th golf hole "ocean" fairway. This would be accomplished by relocating 4 golf holes (2, 3, 4 and 8) and building a new

section of Punalu'u Rd. (Alanui Rd.), presently a private road within the Resort that connects to the Hawaii Belt Hwy. and the County's Punalu'u Rd. The plan also provides for, or improves, additional development parcels with increased golf and recreational amenity frontage and/or open views. The development parcels include a mixture of single family residential, multifamily residential, commercial, hotel and recreational amenities. A Visitor Center and Lagoon Club, located adjacent to the proposed Punalu'u Village are planned and would be important facilities serving the Resort and nearby communities. Two hotel sites, a major one (325-450 rooms) adjacent to Ninole Cove and a minor one (150-210 rooms) adjacent to the existing Punalu'u Black Sand Restaurant, would also be developed. Ninole Cove would be restored to its former shoreline cove configuration by removing the sediments that have filled the cove due to several extraordinary storms since 1979. All development activities, with the exception of the Ninole Cove restoration, would occur within land presently designated Urban by the State Land Use Commission. Similarly, the majority of the proposed project would be developed within county zoned land uses that permit the proposed improvements with the exception of a few parcels that require a change in configuration and allowed density.

This EIS is also available for review at the University of Hawaii-Hilo Campus, Kailua-Kona, Mountain View Community-School, Pahala Community-School and Pahoa Community-School Libraries.

Deadline: December 8, 1986.

CONSERVATION DISTRICT USE APPLICATION FOR A GOLF COURSE WITH ACCESSORY USES, ON IOLANI SCHOOL PROPERTY, KANEHOE, OAHU, Nitto Kogyo Co., Ltd./Dept. of Land and Natural Resources

The applicant is proposing to develop a world class championship golf course complex in Kaneohe, southwest (mauka) of Kaneohe Hwy. between the Pali and Likelike Highways. The proposed complex

is also expected to afford recreational opportunities including tennis, swimming and dining/banquet facilities for members and their guests. The subject property is bordered on the north by Hoomaluhia Park, on the east by Kionaole Rd. which also borders the Pali Golf Course, on the south by the summit of the Koolau Range, and on the west by the Likelike Hwy. The property is identified as TMK: 4-5-42: 1 & 6, consisting of 233.075 and 471.540 acres respectively, for a total of 704.54 acres. The "Project Area" for the proposed golf course development consists of approx. 225 acres within the 705-acre area. It is located in the northern portion of the property, adjacent to the proposed H-3 right-of-way and Kionaole Rd. The following uses are proposed for the project area:

1. 18-hole championship golf course, approx. 180 acres, including fairways, greens, tees and adequate open space along existing stream beds.
2. Golf clubhouse at west end of golf course, including a pro-shop, dining room, banquet facility for about 500 people, club rooms, locker rooms, offices and golf cart storage and maintenance area; tennis courts, swimming pool and outdoor landscaped areas will also be developed as part of the clubhouse complex.
3. Golf driving range, approx. 1.5 acres, with 30 practice tees and putting green.
4. Access road approx. parallel to proposed H-3 right-of-way from Kionaole Rd. at northeast corner of project area to the clubhouse site, approx. 3,400 ft.; a second road to the maintenance facilities may also be provided; approx. 150-200 parking stalls will be provided at the clubhouse using 1.5-2 acres of land.
5. Drainage Improvements.
6. Utilities.

Deadline: December 8, 1986.

KAHUKU HIGH, INTERMEDIATE AND ELEMENTARY SCHOOL, KAHUKU, OAHU, Dept. of Accounting and General Services

Previously published October 23, 1986.

This EIS is also available at the Kahuku Community-School Library.

Deadline: November 24, 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.

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 for review at the Aina Haina, Hawaii Kai, and Waimanalo Libraries.

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

REVISED SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR HEEIA KEA VALLEY DEVELOPMENT, HEEIA KEA, KOOLAUPOKO, OAHU, Malama-Gentry Joint Venture/City and County of Honolulu Dept. of Land Utilization and Dept. of General Planning

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 land 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 the 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 purchasing 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.

Status: Currently being processed by the City and County of Honolulu Depts. of Land Utilization and General Planning.

DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES AND APPURTENANCES, HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

Previously published October 23, 1986.

This EIS is also available for review at the Aina Haina, Hawaii Kai, Kalihi-Palama, Liliha, Manoa, McCully-Moiliili and Waikiki-Kapahulu Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

EAST AND WEST WAILUAIKI STREAMS HYDROELECTRIC PROJECT, HANA DISTRICT, MAUI, Garratt-Callahan Co./Dept. of Land and Natural Resources

Previously published October 8, 1986.

This EIS is also available for review at the Kahului, Hana, Makawao, Lahaina, Molokai, and Lanai Libraries.

Status: Not accepted by the Dept. of Land and Natural Resources on October 20, 1986.

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

Previously published June 23, 1986.

This EIS is also available for review at the UH-Hilo Campus, Kailua-Kona, Waimea and Holualoa Libraries.

Status: Accepted by the State Land Use Commission on June 17, 1986.

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 June 23, 1986.

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

Status: Accepted by the County of Kauai Planning Dept. on July 1, 1986.

NOTICES

DETERMINATION THAT A SUPPLEMENTAL EIS IS NOT REQUIRED

CONSERVATION DISTRICT USE APPLICATION AMENDMENT FOR KAUMANA-KEAMUKU 138KV TRANSMISSION LINE TEMPORARY STAGING AREAS, SOUTH HILO AND HAMAKUA, HAWAII,  
Hawaii Electric Light Co./Dept. of Land and Natural Resources

The applicant is requesting an increase in the size of the approved staging area at South Hilo, TMK: 2-6-18: 4 (por.), from 30,000 sq. ft. to approx. 4 acres and an increase in the size of the approved staging area at Pohakuloa, TMK: 4-4-16:5, from 30,000 sq. ft. to 5 acres.

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

At its October 15, 1986 meeting, the Environmental Council approved the following exemption list for the City and County of Honolulu, Dept. of General Planning.

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.