

# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

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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### EIS PREPARATION NOTICE

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.

SOUTH KOHALA RESORT, OULI, SOUTH KOHALA, HAWAII, Mauna Kea Properties, Inc./County of Hawaii Planning Department

The applicant proposes to develop a self-contained oceanfront resort (TMK: 6-2-02: 12 & 13; 6-6-02: 37 & 38) at Ouli 1, South Kohala, Hawaii. On its seaward boundary, the proposed site is situated between Hapuna Bay and Kaunaoa Point, adjacent to the existing Mauna Kea Resort. The project site is both mauka and makai of Queen Kaahumanu Hwy., spanning about 540 acres, of which about 140 acres makai of the highway are in the Special Management Area (SMA). The South Kohala Resort would be developed as a separate entity from the existing Mauna Kea Resort. The focus of the resort will

be a luxury-class hotel and tennis complex, and an 18-hole championship golf course and clubhouse. Also planned are multifamily and single-family residential units, unimproved lots, a beach club, a recreation community center, and support and maintenance facilities. Seaward of Queen Kaahumanu Hwy. in the SMA area will be the 300-350 room hotel and tennis complex, shoreline improvements, The Bluffs 150-250 unit condominium project, The High Bluffs 10-15 unit single-family residential development, the golf clubhouse and driving range, as well as two golf holes. There will be a left-turn channel from Queen Kaahumanu Hwy. into the resort property toward an entry station. The entry road will turn mauka and go under the highway to access the mauka lands. The remainder of the golf course will be located in the area mauka of Queen Kaahumanu Hwy. In addition, 400-600 multifamily residential units, 100 single-family residential units, a Halfway Station, a Recreation Center and a Utility Park will be located on the mauka lands. The shoreline area fronting the proposed makai South Kohala Resort facilities will essentially be maintained in open space with some

improvements to enhance the physical setting and to improve public usage and safety. Grading is proposed to improve the existing shoreline grade to accommodate foundations for adjacent hotel pool facilities, and for landscape improvements. The applicant proposes to extend landscaping from the development site into the 40-foot shoreline setback area to carry forth a continuous maintained garden setting to the beach and rock areas of the shoreline. An irrigation system which will be installed to maintain vegetative growth will be connected to the overall resort irrigation system. Portions of the existing 6-ft. public beach access nature trail, which goes from Kaunaoa Bay to Hapuna Bay, will be improved. The walkway will be paved and steps added where improvements are needed and warranted for safety reasons. Also proposed for certain portions of the trail are overhead trellises. To enhance night-time safety, unobtrusive low-level, non-glare lighting is planned along the pedestrian walkway, as required. An intermittent shoreline wall above the certified shoreline will be installed for landscaping and public safety purposes. Ancillary features are proposed to facilitate maintenance of the shoreline area and enhance its use. These include lookout and pedestrian seating areas with benches, lawn furniture, planters, rubbish receptacles, and informational/directional signs. In addition to these improvements, shoreline work will include removal of existing barbecues and old building slabs in the shoreline area.

Requests to be consulted and comments should be sent to:

Ms. Anne L. Mapes  
 Belt, Collins and Associates  
 606 Coral Street  
 Honolulu, HI 96813

With a copy to:

Albert Lono Lyman, Director  
 Planning Department  
 County of Hawaii  
 25 Aupuni Street  
 Hilo, HI 96720

Deadline: January 7, 1987.

**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.

KAUAI

SHORELINE PROTECTION PROJECT, HANAIEI, KAUAI, Mr. Gaylord Wilcox/County of Kauai Planning Department

The applicant proposes the construction of a log revetment within the shoreline setback area of the properties identified as TMK: 5-5-1: 11-17, zoned Open District, that are located makai of Weke Rd., south of the Hanalei Pier. The proposed wood revetment will protect approx. 500 ft. of property along the shoreline from further wave damage and erosion. The revetment will have a crest elevation of about 7 ft. above mean lower low water and a slope of .1 vertical to 1.5 horizontal.

NIUMALU SHORE PROTECTION, NAWILIWILI, KAUAI, Dept. of Transportation, Harbors Division

The proposed project consists of constructing a 1,100-foot revetment along the western shore of Nawiliwili Harbor just north of the entrance to Nawiliwili Boat Harbor. This revetment will restore eroded sections of Niunalu Peninsula Shoreline and is intended to stop further erosion of the Niunalu Coral landfill.

MAUI

PROPOSED PARKING LOT ON LAHAINALUNA ROAD, LAHAINA, MAUI, Diamond Parking Inc./County of Maui Dept. of Planning

The applicant is proposing to develop a paved parking lot on Lahainaluna Rd. The project site (TMK: 4-5-01: 29 & 31) is located immediately north of Lahainaluna Rd. and approx. 110 ft. northeast from the Lahainaluna Rd./Luakini St. intersection. The project site encompasses a total area of approx. 0.26 acre. The proposed parking lot will consist of a total of 29 parking stalls of which 21 will be full-size stalls and 8 will be compact stalls.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR COMMERCIAL CINDER REMOVAL AT PUU KALIU, KEAHIALA AND KAUEA, PUNA, HAWAII, Mr. Bryson T. Kuwahara/Dept. of Land and Natural Resources

The applicant proposes to remove cinder and cindersoil for commercial purposes from Puu Kaliu, a cinder cone which is situated in the northwest corner of the property identified as TMK: 1-3-09:5, about a mile off the main government road. The property is owned by the Bernice P. Bishop Estate and is within the Limited Conservation District Subzone. Approx. 10,000 cu. yds. of cinder per month will be removed using a front-end loader and bulldozer. The cinder will be screened on-site utilizing a portable screener. The proposed hours of operation will be 6 a.m. to 6 p.m., six days a week. Primary access to the site will be over an existing 10-12 ft. wide private access road on the adjacent parcel (TMK: 1-3-01:23) previously used for geothermal exploration activities. The applicant will construct an unimproved access road to the site off of this existing road.

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.

WAIAWA BY GENTRY, WAIAWA, CENTRAL OAHU, OAHU, The Gentry Companies/City and County of Honolulu Dept. of General Planning

The proposed Waiawa by Gentry represents the first increment of the total masterplanned Waiawa community. This first increment, which is the subject of the City and County of Honolulu Development Plan Review, will consist of 1,395 acres that can stand alone as a self-contained, planned community. When completed, the total Waiawa Master Plan community will total approx. 2,500 acres. The proposed development would result in the creation of 7,900 single family and apartment units. Approx. one half (4,000) of these units would be programmed for a retirement community which would be a central feature of the overall development. Other project features include retail commercial spaces as well as commercial/industrial areas (115 acres); two 18-hole golf courses extending throughout the site; and open spaces throughout the area. The 1,395 acre project site is located on the Waiawa plain of Central Oahu between Waiawa Gulch and the H-2 Freeway. The site is roughly triangular in shape with its apex directed southerly at the Waiawa Interchange. The Gentry and Crestview communities lie to the west of Waiawa and the 63 acre Pearl City Industrial Park is adjacent to the east. More specifically,

the project site is identified as TMK: 9-4-06: por. 10 and 9-6-04: por. 1. ~~The lands to be developed are currently vacant and fallowed by Oahu Sugar. Portions of the site are used for minor cattle grazing use. The fee land owner is the Bernice P. Bishop Estate. The initial action required for this project involves a Development Plan amendment of Agriculture and Preservation lands to Urban useage.~~

This EIS is also available for review at the Mililani and Waipahu Libraries.

Deadline: January 7, 1987.

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

The applicant proposes to develop a multi-use complex that includes a self-contained intermediate resort area within the Awake'e Ahupua'a, North Kona, Hawaii. The project site is identified as Division 3, Zone 7, Section 2, Plat 04, Parcel 3 and consists of 349.05 acres. The project would require that Awake'e be added to the list of Intermediate Resorts in the County of Hawaii General Plan and a change in the existing Land Use Pattern Allocation Guide Map from the present Open and Conservation designations to Open, Intermediate Resort and Medium Density Urban designations. The central element of the development concept is the creation of a self-contained, intermediate resort development with an 18-hole golf course. A 600-room "first class" standard hotel is to be located overlooking Kahoiawa Bay. Complementing the hotel, approx. 900 resort condominium residential units are planned amid the fairways of the 18-hole golf course. Two sites are identified on the land use plan as commercial development. One is located adjacent to Awake'e Bay on a 3.5 acre site. It will be developed in resort oriented commercial and shopping uses. The second is a 1.5 acre site on the slopes of Pu'u Kuili and will contain an ocean-view restaurant. The golf clubhouse is sited in an elevated area

near the center of the property on a site which offers commanding views of the Kona coast. The master plan also provides for public access and parking within the commercial area adjacent to Awake'e Bay. Although the beach and setback areas will remain open to the public for the entire length of the property, vehicular movements will be restricted beyond the beach parking areas, with the exception of continued access to the Makalawena shoreline. The principal entrance to the site will be located toward the northern-mauka corner where a former easement connects the property with Queen Kaahumanu Hwy.

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

Deadline: January 7, 1987.

PROPOSED GENERAL PLAN SECONDARY RESORT AREA AT MOKULEIA, NORTH SHORE, OAHU,  
Northwestern Mutual Life Insurance Co./City and County of Honolulu Dept. of General Planning

Previously published November 23, 1986.

This EIS is also available for review at the Waialua Library.

Deadline: December 23, 1986.

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

Previously published November 8, 1986.

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

Deadline: December 19, 1986.

All comments received by the consultant, Phillips, Brandt, Reddick and Associates (PBR Hawaii) by the deadline date will be accepted.

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.

SITE SELECTION STUDY AND FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services for the Dept. of Education

In keeping with the Dept. 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 of Maui. 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. Seven potential school sites were identified for evaluation against minimum site criteria, as set forth by the DOE. Four of the 7 potential sites were determined to meet the minimum site criteria and were designated candidate sites. The four candidate sites were further evaluated with respect to DOE-established school site and community site criteria, as well as cost considerations. The four sites are as follows:

1. Maui High School Site: 7 acre state-owned parcel (TMK: 3-8-07:98) of undeveloped open space adjacent to the existing Maui High School.
2. Maui Lani North Site: 12 acre undeveloped Alexander and Baldwin, Inc. owned parcel located within the proposed Maui Lani planned community (TMK: 3-8-07:2).
3. Maui Lani South Site: 12 acre undeveloped Alexander and Baldwin, Inc. owned parcel located within the proposed Maui Lani planned community (TMK: 3-8-07:2).
4. Maui Lani East Site: 12 acre undeveloped Alexander and Baldwin, Inc. owned parcel located within the proposed Maui Lani planned community (TMK: 3-8-07:2).

The proposed school facilities will include 40 permanent classrooms, 4 portable classrooms with space and infrastructure for 8 additional to accommodate peak enrollment (1200 students), administration building, library, physical education facilities and play areas, parking lot and cafeteria.

This EIS is also available for review at the Kahului Library.

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

#### NOTICES

#### REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;  
Hnl. Dept. of Land Utilization 523-4077;  
Kauai Planning Dept. 245-3919;  
Maui Planning Dept. 244-7735.

ADDITION TO OUTRIGGER CANOE CLUB PARKING STRUCTURE, DIAMOND HEAD, OAHU, Outrigger Canoe Club/City and County of Honolulu Dept. of Land Utilization

#### Negative Declaration

The Outrigger Canoe Club proposes to add one level to each half of its existing split level parking structure. The parcel is entirely within the SMA area and is situated on the makai side of Kalakaua Ave., immediately Ewa of Dillingham Fountain, between the Colony Surf Apartments parking garage and the Elks Club. The existing parking structure has a capacity of 170 cars which will be increased by 59 to a total of 229 with the additional level.

PROPOSED AMENDMENTS TO COUNTY OF MAUI ENVIRONMENTAL IMPACT STATEMENT EXEMPTION LIST

Pursuant to EIS Rules Section 11-200-8, the County of Maui has proposed amendments to their EIS Exemption List. The proposed amendments are underscored.

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.

- 2. Overhauling, repairing, repainting, cleaning, polishing, greasing, oiling, and servicing of the following agency facilities, structures and equipment, including the purchase of necessary supplies and services:

b. Structures, including water and sewage handling and treatment systems and drainage systems; and

- 5. Repair and maintenance of existing sea/retaining walls, which involve no, or only minor, expansion.
- 6. Operation, repairs and maintenance of existing cemeteries, including the digging and covering of new graves.
- 7. Operation and maintenance of sanitary landfills.

Exemption Class #2

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.

This exemption class includes Agency actions intended to meet the Agency's goals and objectives by replacement in whole or in part, the following, provided there is little or no increase in capacity:

- 5. Roadways and Traffic Control Devices.

Exemption Class #3

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 (2) or more such units; (b) multi-unit structures designed for not more than four (4) dwelling units if not in conjunction with the building of two (2) or more such structures; (c) water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; and (d) accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences.

- 3. Extension of or installation of additional water and sewer laterals.

Exemption Class #5

Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource.

- 2. Research surveys, including soil boring for exploration of subsurface and ground water exploration.

Exemption Class #6

Continuing administrative activities, such as purchase for supplies and personnel-related actions.

- 1. Personnel transactions such as hiring and firing, training, transferring, promoting, payroll, fringes, and rescheduling activities.

Exemption Class #7

Construction or placement of minor structures accessory to existing facilities.

- 1. Construction of sidewalks and curbs and gutters.

2. Installation of glare screens, safety barriers, energy attenuators, and other items to protect the motoring public.
3. Installation of street lights, directional, informational, and regulatory signs, pavement markings, traffic signals, and fire alarm systems.
4. Installation of drains, sewers and waterlines within streets and highways.

NOTE: As stipulated by EIS Regulation 1:33b, all exemptions under this list are inapplicable when the cumulative impact of 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 amendments 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: January 7, 1987.