



# OEOC BULLETIN

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 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.

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### 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.

#### KAPOLEI VILLAGE MASTER PLAN, EWA, OAHU, Housing Finance and Development Corporation

The proposed Kapolei Village is to be located on the southwest side of Oahu, north of the Naval Air Station Barbers Point, south of the Makakilo residential community and directly east of the proposed Kapolei Town Center. Major roadways such as the H-1 Freeway and Farrington Hwy. provide access to the site. The 850-acre site is owned by the Estate of James Campbell and is leased to the Oahu Sugar Co. for sugarcane cultivation. The project site is identified as TMK: 9-1-16:23 and 25 (por.). The overall development concept for the Kapolei Village Master Plan provides for a planned residential community with adequate community support

facilities. The plan provides for a total of 4,006 housing units, an 18-hole golf course, and a range of community facilities and amenities including parks, schools, bikeways, and commercial/retail areas within the 850-acre project site. The 4,006 housing units will include 1,600 market, 1,686 gap-group and 720 assisted, rental and elderly housing units. The 147-acre golf course/clubhouse complex provides the major recreation/open space element of the master plan. Two 2-acre recreation centers, one 12-acre community park and two 4-acre neighborhood parks are distributed throughout the project site. Five church sites are identified on the master plan. Three of these sites can also serve as day care centers. A 5-acre park and ride facility is planned adjacent to Farrington Hwy. and the main entrance. Two 6-acre elementary school sites, one 15-acre intermediate school and one 25-acre high school site are designated on the master plan. Also designated are one 5-acre neighborhood commercial site and another 8-acre site. A phasing plan has been prepared for the development of the site in 11 increments. The overall development period for Kapolei Village is 11 years beginning in 1988.

Contact: Mr. Lloyd Haraguchi  
Project Coordinator  
~~Development Branch~~  
Housing Finance and Development  
Corporation  
1002 N. School Street  
Honolulu, Hawaii 96817

units, 124 acres for 1240-1860  
multi-family residential units, 45 acres  
~~for 70-80 single-family residential lots,~~  
15 acres for Village commercial/services  
and 212 acres for golf course, open space  
and roads. No work is being proposed  
within Ninole Cove nor the 40-ft.  
shoreline setback area.

Deadline: October 8, 1987.

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

Punalu'u Resort (previously known as Sea  
Mountain at Punalu'u) is comprised of  
approx. 433 acres on the southeastern  
coast of the island of Hawaii, Ka'u  
Judicial District, Punalu'u. The  
property is identified as TMK: 9-5-19:11,  
15, 24, 26, 30, 31, 33, 35; 9-6-01:01-03,  
06, 11-13; and 9-6-02:08, 37, 38, 41  
and 45. The resort is situated mauka  
(approx. 108 acres) and makai (approx.  
325 acres) of the Hawaii Belt Hwy. and  
extends to the coastline at Punalu'u Bay  
and Ninole Cove. The property is owned  
by the applicant except for 6 parcels  
located at Punalu'u Bay that are owned  
by 4 landowners and a cemetery/chapel  
parcel that is owned by the United Church  
of Christ, Hawaii Conference. The  
applicant has submitted a petition for  
General Plan Amendment for approx. 65  
acres of the mauka area of the resort,  
Change of Zone applications for the  
rezoning of Punalu'u Resort and Special  
Management Area (SMA) Use Permit  
petitions for infrastructure modifica-  
tions and site improvements to a portion  
of the 433-acre resort. The proposed  
General Plan Land Use Allocation Guide  
map amendment includes the redesignation  
of approx. 65 acres from Low Density to  
Medium Density and Open Area. This  
amendment will allow for subsequent  
zoning of the area for a mixture of  
single-family residential lots and  
multi-family residential units around the  
existing golf course. The overall resort  
concept involves creating a Village  
Center on the bluff overlooking the ocean  
and 2 proposed shoreline golf holes. The  
Punalu'u Resort development will include  
17 acres for 450-560 resort hotel rooms,  
20 acres for 260-600 hotel/condominium

Requests to be a consulted party and  
comments on the EIS preparation notice  
should be sent to:

Mr. Thomas S. Witten, ASLA  
PBR-Hawaii  
Financial Plaza of the Pacific  
130 Merchant St., Suite 1111  
Honolulu, HI 96813

with a copy to:

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

Deadline: October 8, 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

FOREST ROAD CONSTRUCTION, LIHUE-KOLOA  
FOREST RESERVE, KAUAI, Dept. of Land and  
Natural Resources, Division of Forestry  
and Wildlife

The Division of Forestry and Wildlife is proposing to incrementally develop and construct 2 miles of forest management road through state-owned lands within Kauai's Lihue-Koloa Forest Reserve. The road will be located north of Hanahanapuni on a gentle slope that borders a tributary of the north fork of the Wailua River. A major portion of the road would traverse marginally productive agricultural land. The construction of the road would involve the removal of hau, melastoma, lantana and uluhe. Total width of roadway and grassed shoulders will be 33 ft. The project will utilize approx. 8 acres. The road will enhance forest reserve recreational opportunities and assist in controlling forest reserve use.

OAHU

ANOLANI DEVELOPMENT, NIU VALLEY, HONOLULU, OAHU, Daniel Tsugio and Charlotte Kobayashi Graham/State Land Use Commission

The applicants are requesting the reclassification of approx. 6.534 acres of land from Conservation to Urban District. The elongated site (TMK: 3-7-15: por. 65) is located approx. 1/2 mile inland from Maunaloa Bay on the eastern slope of Hawaii Loa Ridge. The reclassification would allow the proposed 7 lot residential development. The applicants intend to subdivide the property into 7 lots whose minimum areas shall be 20,000 sq. ft. One lot will be retained by the applicants as their residence while the other 6 vacant lots will be sold to purchasers who will design and construct their residences. No off-site work will be done since the property fronts Anolani St., which is fully improved to city standards.

CONSERVATION DISTRICT USE APPLICATION FOR REPLACEMENT AND EXPANSION OF AN EXISTING PIER, KANEHOE BAY, OAHU, Kaneohe Yacht Club/Dept. of Land and Natural Resources

The applicant proposes the replacement and expansion of an existing pier on State-owned submerged lands offshore of

TMK: 4-4-22:32, fronting the Kaneohe Yacht Club at Kaneohe Bay, Oahu. The existing 400-ft. floating wooden pier has deteriorated beyond repair due to dry rot. The applicant proposes to replace this pier with a state-of-the-art floating concrete structure. In addition, it is proposed that the pier be extended approx. 70 ft. concurrent with replacement to provide mooring facilities for 8 additional recreational vessels. The harbor presently serves approx. 150 privately-owned, wet moored vessels. The existing pier is moored using concrete anchors. The existing anchors will be reused with additional anchors provided for the new section.

MAUI

KALAMA INTERMEDIATE SCHOOL 10-CLASSROOM BUILDING, MAKAWAO, MAUI, Dept. of Accounting and General Services for the Dept. of Education

The project consists of the design and construction of a 2-story, 10-regular classroom, concrete and masonry building with toilets at Kalama Intermediate School. The building will be constructed within the existing school campus in Makawao. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

PAIA FIRE STATION, PAIA, MAUI, County of Maui Office of the Mayor

The County of Maui proposes to construct a new fire station in Paia on a 22,400 sq. ft. lot (TMK: 2-6-04:3) owned by the County of Maui. The site is bounded on the north by single family residences, on the west by an existing residential alley (Euri Pl.), on the east by an existing residential street (Loio Pl.), and on the south by a state highway (Hana Hwy.). The Makawao District Court is located on the site as well as the existing Paia Fire Station. The existing fire station will be demolished and new paving will be provided in its place. The existing 1,300 sq. ft. court house has historic value. Although it is in need of repair,

it is for the most part structurally sound. For these reasons, it has been decided to repair and refinish the existing court house and convert it into the front part of the fire station with a new 2,395 sq. ft. addition in the back. The fire engines will be housed in a new drive-through garage on the back side of the station. In addition to an office there will be a dining/day room, kitchen, men's and women's quarters, locker rooms and restrooms as well as a large storage room, paint room, laundry, hose drying tower, generator room and electric room. The main driveway on Hana Hwy. will not be changed. On-site parking for 10 full size automobiles will be provided.

#### HAWAII

CONSTRUCTION OF A RETAINING SEAWALL AND RELATED IMPROVEMENTS WITHIN THE 40-FOOT SHORELINE SETBACK AREA, WAILEA BAY, OULI AND LALAMILO, SOUTH KOHALA, HAWAII, Mr. and Mrs. John Tanaka and Mr. John Lowrey/Hawaii County Planning Commission through the Planning Dept.

The applicants propose to jointly construct a retaining seawall and related improvements immediately mauka of the certified shoreline on their respective properties. The project is situated to the south of Ohai Pt. within the Wailea Beach Lots Subdivision at Wailea Bay, in that portion of Ouli and Lalamilo, South Kohala, Hawaii, TMK: 6-6-02:26 and 27. Parcel 26 (45,247 sq. ft.) is owned by the Tanakas. Parcel 27 (56,260 sq. ft.) is owned by Catherine Lowrey, who has authorized John Lowrey to pursue the project. The applicants have proposed the following improvements within the 40-ft. shoreline setback area in order to protect the properties from further erosion and to beautify the area:

1. A retaining seawall would traverse the length of the applicants' properties immediately mauka of the confirmed shoreline (115.2 and 145 ft., respectively). A stairway on Parcel 26 leading to the shoreline would connect a 9 ft. breach between the 2 lots. Looking landward, the height of the vertical CRM rockwall

would vary from 2 to 8 ft. According to the plans submitted, the top of the wall would be 2'-0" wide.

2. Placement of fill material and topsoil to create a landscaped embankment from the existing dwelling on Parcel 26 to the retaining seawall. The finished grade at the wall would allow a 1 ft. high rockwall if one were to look seaward.
3. Installation of a sprinkler system to service the landscaped 40-ft. shoreline setback area on Parcel 26.
4. Relocation of a coconut tree and placement of topsoil on exposed areas on Parcel 27.

BERTHING FACILITIES AT HONOKOHAU BOAT HARBOR, KEALAKEHE, KONA, HAWAII, State Dept. of Transportation, Harbors Division

The proposed project consists of constructing 6' wide concrete catwalks including lighting, outlets, and water; improving lower level walkways and installing safety barriers along the top of the perimeter of Basin No. 2; installing 8" water distribution main; constructing paved access road, paved bus turnaround and parking area; grading additional parking areas; and installing fire hydrants. The proposed project will alleviate the current shortage of boat slips by providing approx. 110 additional slips. With the completion of the project, the facility will be greatly upgraded.

PUUWAAWAA RANCH AIRSTRIP, PUUWAAWAA, NORTH KONA, HAWAII, F. Newell Bohnett/Dept. of Land and Natural Resources, Division of Land Management

The applicant is presently in the process of acquiring a Special Permit for Airstrip from the County of Hawaii Planning Dept. for an airstrip that has been constructed on State-owned land at Puuwaawaa, North Kona, Hawaii, identified as TMK: 3rd/7-1-01:01. The 40' x 2950'

airstrip with a northeast/southwest alignment is built at the 2250' elevation. The airstrip has a black top surface with 10' of grass on each side. The "T" hangar and a 50' x 75' hangar are built of steel frame and aluminum. A 4-acre area including the airstrip has been fenced off from the adjoining pasture. Air traffic consists of only 2 to 3 flights per week by small planes used solely in VFR weather conditions. The airstrip is not equipped for night operation. The 2 or 3 flights per week are primarily related to ranching activities, including fertilizing of grazing areas, determining the condition of fencing and water lines, inter-island transportation, serving the ranch for security purposes and helping to detect and extinguish fires. The airport is designated as a private, non-public hard surface runway having emergency or landmark value and may be used by any plane which must make an emergency landing.

#### 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.

WINDWARD OAHU REGIONAL WATER SYSTEM IMPROVEMENTS, MALAEKAHANA TO MAKAPU'U, OAHU, City and County of Honolulu Board of Water Supply

The Board of Water Supply (BWS) proposes to develop water development projects,

reservoirs, and transmission mains in an approx. 150 sq. mi. region extending from Malaekahana through Makapu'u in windward Oahu. The water development projects will consist of tunnels, inclined wells, conventional ground water wells, and one shaft. The proposed new water sources will either develop dike-impounded ground water, basal ground water, or alluvial ground water. A total of 46 water development projects, 19 new reservoirs and 148,540 linear ft. of transmission pipeline have been identified for evaluation. With some exceptions, most of the proposed new water sources and reservoirs will be located within or adjoining large tracts of undeveloped open space. The proposed Kaluanui Wells will be within Sacred Falls State Park. The proposed Luluku Wells and Luluku "500" Reservoir will be within a banana field mauka of Likelike Hwy. The proposed Kahana Wells and Reservoir will be within Kahana Valley State Park. The proposed Kuou Wells II will be within the County's Hoomaluhia Park. Proposed major water transmission mains will primarily be routed along existing public highways. Water from potable windward sources not used to service BWS customers in windward Oahu will be pumped around Makapu'u to Hawaii Kai. Proposed windward water sources have a maximum potential yield of about 41 to 45 million gallons per day (mgd) of potable water and about 1 mgd of non-potable water.

This EIS is also available for review at the Kahuku Community-School, Kailua and Waimanalo Community-School Libraries.

Deadline: October 31, 1987.

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply

Previously published August 23, 1987.

This EIS is also available for review at the Kahuku Community-School and Waialua Libraries.

Deadline: November 15, 1987.

NORTH BEACH, KAA NAPALI, MAUI, Kaanapali North Beach Joint Venture/County of Maui Planning Department

Previously published August 23, 1987.

This EIS is also available for review at the Maui Community College, Kahului and Lahaina Libraries.

Deadline: October 7, 1987.

PUNA GEOTHERMAL VENTURE PROJECT, PUNA, HAWAII, Thermal Power Co./County of Hawaii Planning Dept.

Previously published August 8, 1987.

This EIS is also available for review at the UH-Hilo Campus, Pahoa Community-School and Keaau Community-School Libraries.

Deadline: September 22, 1987.

EIS SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

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

Previously published June 23, 1987.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on August 19, 1987 and 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.

CONSTRUCTION OF TWO ADDITIONAL DUPLEX STRUCTURES, WAIALUA, OAHU, Leo Noecker and Lori Phillips/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicants propose the construction of 2 additional duplex structures at 68-057, 68-059 and 68-061 Waialua Beach Rd. Already existing at the 15,500 sq. ft. lot (TMK: 6-8-11:03) is one duplex which is occupied. Therefore, after completion of the project, there will be 6 units of housing. The proposed duplexes will have a floor area of 1,512 sq. ft. with each unit using 756 sq. ft. The proposed units are to be made of wood, double wall construction, with a concrete block foundation raised 9 ft. above grade to allow parking under the buildings. The access to the site will be supplied by one driveway entering from Waialua Beach Rd. and used by all 3 buildings.

NOTICE TO ALL EIS PREPARERS

Just a reminder that Section 11-200-17 (o), EIS Rules, requires that the draft EIS disclose the "...identity of the persons, firms, or agency preparing the statement, by contract or other authorization...." A recommended format would be a table listing the names of the persons involved in the preparation of the document, their titles, their educational background and their area of expertise. Please call Faith Miyamoto at 548-6915 if you have any questions.