

# OEOC BULLETIN



JOHN WAIHEE  
GOVERNOR

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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume IV

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No. 18

## 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.

KAHEKILI HIGHWAY WIDENING AND INTERCHANGE, HONOLULU, OAHU, State Dept. of Transportation, Highways Div., in cooperation with the Federal Highway Administration

The proposed project is located between Likelike Hwy. in Kaneohe and Kamehameha Hwy. near Kahaluu Stream. It involves the construction of a traffic interchange at the intersection of Likelike (FAP 63) and Kahekili (FAP 83) Hwys. and the widening of Kahekili Hwy. to a multi-lane divided facility from the interchange to Kamehameha Hwy. a distance of approx. 4.4 miles. Safety and environmental requirements together with landscaping, lighting and improved signal controls are also part of this project. The project will alleviate the existing congestion along the highway and greatly enhance

traffic safety. A prior EIS Preparation Notice was circulated and published in the OEOC Bulletin on December 23, 1982. Since then, planning for the project was delayed and no EIS was issued. Therefore, the Department of Transportation has decided to recirculate the EIS Preparation Notice to update the comments from interested agencies, organizations and the general public on the preparation of the EIS.

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

Deadline: October 23, 1987.

WEST LOCH GOLF COURSE AND SHORELINE PARK, EWA, OAHU, City and County of Honolulu  
Dept. of Parks and Recreation

This project was previously included as a part of the proposed West Loch Estates housing project. The EIS preparation notice for West Loch Estates was published in the July 8, 1987 OEOC Bulletin. It was subsequently determined that it would be inappropriate to combine

both projects as the projects are not related to one another, will be administered by different departments and will involve separate funding. The golf course is proposed to be an 18-hole municipal course with a driving range and clubhouse. The land area allocated for the golf course is approx. 175 acres. The golf course will be constructed within the 100-year flood limits of the Honouliuli Stream. The clubhouse will be located outside of the floodway. The proposed shoreline park will be located within a 200 to 300-ft. setback from the edge of West Loch. The shoreline park will have a linear design with walkways, benches and landscaping. Another feature of the shoreline park is the peninsula that juts out into West Loch. Existing piers that extend into West Loch will be restored to provide access over the water. By prior agreement with the Navy, no boating activity will be allowed. Existing fishponds within the shoreline zone will be retained as one of the park's features and improved to allow use by waterbirds which inhabit that area of West Loch.

Contact: Mr. Hiram K. Kamaka, Director  
 Department of Parks and Recreation  
 City and County of Honolulu  
 650 South King Street  
 Honolulu, Hawaii 96813

Deadline: October 23, 1987.

MAUI INTAKE SERVICE CENTER/COMMUNITY CORRECTIONAL CENTER EXPANSION AND RENOVATION, WAILUKU, MAUI, Dept. of Accounting and General Services

The existing Maui Intake Service Center/Community Correctional Center (ISC/CCC) located on TMK: 2-3-8-46:5 (2.062 acres) will be renovated and expanded. Expansion will take place on a portion of TMK: 2-3-8-46:6 (2.958 acres). The other portion of TMK: 2-3-8-46:6, the Police Rifle Range, will remain under County control until such time when it can be relocated and the parcel transferred to the State. The 2 parcels are to be consolidated and

ownership will be transferred from the County to the State. The facility is to be expanded to accommodate 140 inmates (men and women) by the year 1990. In addition to the 140-bed total, 8 segregation cells not counted in the 140-bed total will be provided. Renovation of the existing main building will also be done. The inmate classification will be into three general groups:

- A. Unsentenced (male and female, misdemeanants and felons housed separately).
- B. Furlough and Community Release (housed separately).
- C. Sentenced (male and female [housed separately], misdemeanants and probation felons).

This facility will be used primarily for detention purposes. Sentenced misdemeanants and probation felons will be housed at this facility.

Contact: Mr. Cedric Takamoto  
 Planning Branch  
 Division of Public Works  
 Dept. of Accounting and General Services  
 P.O. Box 119  
 Honolulu, Hawaii 96810

Deadline: October 23, 1987.

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

Previously published September 8, 1987.

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

Deadline: October 8, 1987.

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

Previously published September 8, 1987.

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

1.0 M.G. STORAGE TANK, CONTROLS AND  
PIPELINE, KOLOA WATER SYSTEM, KOLOA,  
KAUAI, County of Kauai Dept. of Water

The proposed project includes the  
installation of a 1.0 million gallon  
reinforced concrete tank with appurtenant  
piping, electrical controls and access  
roadway, the laying of approx. 4,800 ft.  
of 12" pipe from the intersection of  
Koloa Rd. and Poipu Rd., west along Koloa  
Rd. to the 1.0 M.G. tank, and the  
consolidation of the tank controls and/or  
telemetry with the existing 200,000  
gallon Omao tank and existing Koloa  
deepwells 16A and 16B. The reinforced  
concrete storage tank will be installed  
with a spillway elevation of 358 ft.  
above mean sea level. A paved asphaltic  
concrete access roadway will be  
constructed off Koloa Rd. to the site.

OAHU

KAPUNA II ELDERLY HOUSING PROJECT, NORTH  
SCHOOL STREET, KALIHI-PALAMA, HONOLULU,  
OAHU, Housing Finance and Development  
Corp.

The proposed project will be located on  
land (TMK: 1-6-7:67) owned by the Housing  
Finance and Development Corp. that lies  
makai of North School St., ewa of  
Lanakila Ave. and mauka of Io Ln. The  
parcel is adjacent and just diamond head  
of the existing Kapuna I Elderly Housing  
Project. The project consists of a  
7-story residential building with 216  
apartment units, and 75 below  
ground-level parking stalls. There is  
planned 10 handicapped residential units  
at ground floor, and minor amenities such  
as a multi-purpose room and a laundry  
room. The structure will be one building  
with 7 floors on the makai side and 6  
residential floors on the mauka or North  
School St. side. The corridors will  
parallel North School St. A total of 216  
units will be rented to qualified  
applicants 62 years of age and older,  
with income not to exceed \$17,500 per  
year. One unit will be provided for the  
resident manager.

CONSTRUCTION OF SIDE YARD WALL, GUARD RAILS ON EXISTING WALLS, AND GUEST HOUSE TO MAIN HOUSE CONNECTION, WITHIN THE SHORELINE SETBACK, DIAMOND HEAD, OAHU, William A. and Jany Ann Cataldo/City and County of Honolulu Dept. of Land Utilization

The applicants are requesting a shoreline setback variance for the construction of a side yard wall, guard rails on existing walls and a guest house to main house connection. These improvements are proposed to be made at 202 Kaikuono Pl. (TMK: 3-1-40:27) that consists of 8,414 sq. ft. The proposed side yard rock wall will be built to a height of 6 ft. with the exception of a small portion (approx. 4 ft.) of an interior wall which will be built to a height of 12 ft. within the shoreline setback consistent with the rest of the wall beyond the shoreline setback. The interior wall will be set back 9 ft. from the property line and its purpose is to provide security by preventing visual inspection of the living area. Additionally, guardrails which will be non-earth retaining are to be placed on top of the existing sea wall, existing rock wall on the upper level of the lot, and along the side yard which has a private pedestrian beach access easement. The guardrails will be made of wrought iron and built to a height of 42 in. above the existing rock walls. The applicants also intend to connect the existing guest cottage to the main house by means of adding a walk-in closet of which only a minimal portion lies within the shoreline setback.

KAIPAPAU LOOP RELIEF DRAIN PROJECT, HAUULA, KOOLAULO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project involves the construction of approx. 230 lineal ft. of 18-in. diameter pipe, one special grate inlet, and 2 standard manholes which will be connected to an existing 18 in. diameter pipe. The improvements will be constructed within Kaipapau Lp. (TMK: 5-4-12) in Hauula. This work is

intended to alleviate the flooding problem on Kaipapau Lp. created during periods of heavy rainfall.

CONSERVATION DISTRICT USE APPLICATION FOR SHORELINE PROTECTION, PAHIPAHILUA BEACH, KAHUKU, OAHU, Kawela Kai Homeowners Assn./Dept. of Land and Natural Resources

The applicant proposes to construct a sloping rock revetment along the shoreline fronting TMK: 5-7-5:6-9, Pahipahilua Beach, Kahuku, Oahu. The revetment will be approx. 466 ft. long, of which 280 ft. will be in the conservation district. The structure is necessary to protect giant ironwoods and other vegetation, private homes and property from further erosion resulting from high surf and winter storms.

CONSERVATION DISTRICT USE APPLICATION FOR DIVERSIFIED AGRICULTURAL USE, KOOLAUPOKO, OAHU, Arthur F. Reppun/Dept. of Land and Natural Resources

The applicant is proposing to cultivate bananas on 3-5 acres of an approx. 22-acre parcel (TMK: 4-8-7:3) located in Waiahole Valley at the end of Waiahole Homestead Rd. In order to do this, the applicant proposes to clear by cutting present vegetation ("rubber" trees, christmas berry, java plum, grasses and ferns). The growth of groundcovers, such as California grass, Hilo grass and miscellaneous weeds, will then be controlled with periodic mowing, either with a weedeater or a tractor mower.

HAWAII-4/TRANSPACIFIC CABLE-3 CABLE LANDING, MAKAHA, OAHU, American Telephone and Telegraph Co./City and County of Honolulu Dept. of Land Utilization

The proposed landing site for the two cables is at Makaha Beach Park, Oahu. The proposed cables will be laid across lands that are owned by the State of Hawaii (seaward of the shoreline) and the City and County of Honolulu Department of Parks and Recreation, TMK: 8-4-01:12. The cables will be laid within an

existing cable easement that has been granted to the applicant. On land, 2 easements are affected. The first is the section between the cable station and the beach manhole. This easement is 10 ft. wide between the cable station and the eastern edge of the Farrington Hwy. right-of-way. The remaining section between the eastern highway edge and the beach manhole is 15 ft. wide. The land is owned by the City and County of Honolulu and the State of Hawaii. The second easement is between the beach manhole and the shoreline. This easement is 10 ft. wide. This land is also owned by the City and County of Honolulu. The work on the beach requires the excavation of sand to expose the trench which contains the existing cables. Approx. 496 cu. yds. of sand will be excavated and placed adjacent to the cable easement on the beach. From the mean high water mark, the cables will be placed in a trench for a distance of approx. 30 ft. seaward. In the water, easements have also been granted to the applicant by the State of Hawaii. There are presently 4 cable easements that have been granted for the purpose of laying submarine cables. The proposed cables will be laid within 2 of the 4 existing cable easements.

#### MAUI

#### DESIGN AND CONSTRUCTION OF AN 8-CLASSROOM BUILDING AT WAIHEE ELEMENTARY SCHOOL, WAILUKU, MAUI, Dept. of Accounting and General Services for the Dept. of Education

The project involves the construction of a two-story, 8,544 sq. ft. concrete masonry 8-classroom building at Waihee Elementary School. The project will be constructed within the existing school campus and will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

#### KAOHU STREET PARKING LOT, WAILUKU, MAUI, County of Maui Office of the Mayor

The proposed project consists of a well-landscaped paved parking lot with approx. 80-85 stalls. It will serve the employees of the County of Maui and the general public. No structures are being proposed for the site. A fence will be constructed along the south boundary. The 0.92-acre project site consists of 3 contiguous parcels of land (TMK: 3-4-6:29-31 [2nd Taxation Div.]) bordered by South High St. to the west, Kaohu St. to the north, Kiele St. to the east and private residences to the south.

#### 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.

HAWAIIAN RIVIERA RESORT, KAHUKU, KA'U, HAWAII, Palace Development Corp. and Hawaii Ka'u Aina Partnership/County of Hawaii Planning Dept.

The project is proposed for designation on the County General Plan as a major resort destination community called the Hawaiian Riviera Resort. The proposed project consists of 3 separate but integrated development sites: 1) an extensive visitor destination area consisting of 2 distinct components; the Hawaiian Palace Resort, and the Hawaii Ka'u Aina Resort; 2) a support community;

and 3) a regional airport. The combined resort area is situated on 2,344 acres along the coast, extending southeast from Humuhumu Pt. to an area just east of Kahakahakea Pt., and northeast to approx. the 200-ft. elevation contour. The 800-acre support community, located in the northeastern corner of the property, borders the Mamalahoa Hwy. about 5 miles upslope from the resort area. The 100-acre regional airport is situated along the proposed entrance road, about 2 miles south of Mamalahoa Hwy. and approx. 3 miles north of the resort area. Together, these 3 development sites total 3,244 acres. The remaining 17,372 acres of the total property are not being proposed for development and remain in their current land use designations. The Hawaiian Riviera Resort is proposed as a major visitor destination area and employment center for the Ka'u District. The project is intended to be a self-contained resort/residential community. The 2,344 acre resort component will be mostly a low-density, low intensity development set within a leisure retreat environment. The Hawaiian Palace Resort will contain at buildout, a total of 1,500 visitor units, including 900 hotel rooms distributed between 2 hotels, 375 Luxury Villa apartments, 225 garden apartments, and 727 residential units. The Hawaii Ka'u Aina Resort will contain 1,500 visitor units and 200 residential units. The Ka'u Aina Resort's three hotels total 1,200 rooms, with the remaining 300 visitor units planned as 200 multi-family condominium units and 100 detached units. The Pohue Bay area of the Hawaii Ka'u Aina resort will provide a relatively low density core area surrounded by a visitor setting somewhat similar in density and atmosphere to the Kona Village Resort in North Kona. This portion of the resort will be intended to focus upon the unique natural and archaeological features of the area, while adapting to the existing terrain. A Petroglyph Park and Cultural Center are planned for the enjoyment of resort guests, day visitors, and area residents. More concentrated development will occur at the Humuhumu Pt. end of the Palace Resort property with a resort and

residential community, and an extensive commercial area around a proposed 400-slip marina. The region-serving airport is intended to provide air access to the resort area in particular and to the Ka'u district in general. This facility, as well as a proposed cruise ship docking facility, will help to reduce the impacts of the resort upon the existing highway by providing alternate means of transportation to the resort. The support community will serve as a location for housing for the resort employees and will also be the site of region-serving commercial and public facilities, including a school, police/fire station, and a civic center. A medical facility is also planned to be located within the Hawaiian Palace Resort. Finally, a variety of recreational amenities will be provided at the Hawaiian Riviera Resort, including three 18-hole golf courses, an equestrian facility, a boat launch, and extensive park and shoreline openspace areas.

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

Deadline: November 9, 1987.

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

The applicant proposes to develop its property (TMK: 6-2-01: por. 51; 6-2-02:12; and 6-6-02:37) adjacent to and south of the Mauna Kea Beach Resort in South Kohala, Hawaii. The total area of the planned South Kohala Resort amounts to approx. 489 acres--95 acres makai and 394 acres mauka of the Queen Ka'ahumanu Hwy. A luxury class 350-room hotel, tennis complex and championship 18-hole golf course and clubhouse will provide the focus for this development adjacent to the beach at Hapuna Bay. The proposed hotel will be characterized by low-profile structures from 1-6 stories, reaching a maximum height of 75 ft., as well as extensive landscaping. It is proposed that the landscaping be extended to the 40-ft. shoreline setback and that

other improvements be made in the shoreline area to enhance the physical setting and improve public and guest safety and usage. In addition, the resort community will include 110 single-family residential units or lots and 450 multi-family residential units. Except for 10 single-family lots, the residential projects will be situated mauka of the highway. A beach club adjacent to the proposed hotel and a community recreation center in the mauka lands are planned to serve the South Kohala Resort residents.

This EIS is also available for review at the UH-Hilo Campus, Bond Memorial (Kohala), Kailua-Kona and Thelma Parker Memorial/Waimea Area Libraries.

Deadline: November 9, 1987.

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

Previously published September 8, 1987.

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, KAAPALI, 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.

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.

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

The proposed action is the construction of H-3 as a 4-lane divided Interstate and Defense Highway (two lanes only in each direction) approx. 10.7 miles long. Beginning at a point in Halawa Interchange as the leeward terminus, the highway traverses northeasterly through North Halawa Valley, with a combination of at-grade and elevated sections, to 5100 ft. long twin bore 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. (Kaneohe Interchange), skirts the boundary of Ho'omaluhia Park, and finally connects with the Halekou Interchange and the completed section at H-3 which terminates at the Kaneohe Marine Corps Air Station. Realigning H-3 to completely avoid the Luluku Discontiguous Archaeological District is not possible. The boundaries of the 18 individual archaeological sites which comprise the district are located in and around the Kaneohe Interchange area. The purpose of this Supplemental EIS is to discuss the

Kaneohe Interchange alternatives and its impacts on the Luluku Discontiguous Archaeological District, displaced banana farms and households, prime agricultural lands and localized air and noise quality.

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

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.

465 SOUTH KING STREET · KEKUANAOA BUILDING, #104 · HONOLULU, HAWAII 96813

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