

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

MARVIN T. MIURA, Ph.D.
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume IV

November 8, 1987

No. 21

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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.

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.

low-rent housing site accounts for 10.568 acres of the total 50.152 acres. Use of this area for housing will continue at its current density. There is presently a cluster of 13 single family houses, one of which is dilapidated and uninhabited.

Contact: Mr. W. Y. Thompson, Consultant
98-1051 Kahapili Street
Aiea, Hawaii 96701

Deadline: December 8, 1987.

DEVELOPMENT OF INDUSTRIAL AND RESIDENTIAL USES AT KIPAPA GULCH, WAIPIO, EWA, OAHU, Dairy Co., Inc./City and County of Honolulu Dept. of General Planning

The applicant is requesting the redesignation of lands identified as TMK: 9-4-05:52 from Agriculture to Residential and Industrial on the Central Oahu Development Plan Land Use Map. The 50.152-acre site, formerly a part of Waialae-Nui Farm, Ltd., is located in Kipapa Gulch mauka of Kamehameha Hwy. Access to the property is off Kamehameha Hwy. The proposed project is to develop an industrial park on the useable area of a former dairy site (approx. 20+ acres) at the bottom of the gulch. The site could accommodate 21 industrial lots. The flat area on the southeast corner of the property above Kipapa Gulch used as a

DEVELOPMENT OF A GOLF COURSE, KUNIA, OAHU, Nihonkai Lease Co., Ltd./City and County of Honolulu Dept. of General Planning

The applicant is requesting an amendment from Agriculture to Park and Recreation Use (Golf Course) and Related Public Facilities of the Central Oahu Development Plan. The amendment is being requested in order to build an 18-hole championship-style golf course, club house and restaurant, together with recreational facilities including tennis, swimming and other amenities. The golf course layout and building locations have been oriented to take advantage of the

spectacular views of the mountains, Honolulu skyline and the ocean (Pearl Harbor direction). The project site (TMK: 9-4-04:9) consists of 203.171 acres and is located along Kunia Rd. just below the existing Hawaii Country Club Golf Course.

Contact: Mr. William E. Wanket
William E. Wanket, Inc.
Pacific Tower, #1010
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: December 8, 1987.

NEW KONAWAENA ELEMENTARY SCHOOL, NORTH AND SOUTH KONA, HAWAII, Dept. of Accounting and General Services

The State Department of Education proposes the relocation of the existing Konawaena Elementary School within its current service area and the expansion of the adjacent Konawaena High and Intermediate School into the existing elementary school's facilities. The proposed school facilities will include 33 permanent regular classrooms, 3 permanent special education classrooms, 4 portable classrooms with space and infrastructure for an additional 4 to accommodate peak enrollment, administration building, library, dining room/kitchen, parking lot and playcourt. Based on minimum site and additional criteria, 5 potential school sites were located along Mamalahoa Hwy. between Kainaliu and the existing Konawaena School. Site 1, Kainaliu Mauka Site, involves 2 parcels, TMK: 7-9-08: por. 1 owned by William J. Paris, Sr. and TMK: 7-9-09: por. 11 owned by Agnes MacArthur. It is located north of Kainaliu Village with frontage on the mauka side of Mamalahoa Hwy. Site 2, Kainaliu Makai Site, involves 2 parcels, TMK: 7-9-11: por. 10 owned by the Walter Ackerman Trust and TMK: 7-9-11: por. 11 owned by Mariana and Johanna Coelho. Parcel 11 is a 2-acre lot within parcel 10, which covers 33.17 acres. This site is located on the makai side of Mamalahoa Hwy. Site 3, Kona Hospital Makai Site, is part of a 114.45-acre

parcel owned by Gary Yamagata. It is located on the makai side of Mamalahoa Hwy. and is identified as TMK: 7-9-12: por. 9. Site 4, Kona Scenic Subdivision Site, TMK: 7-9-12: por. 3, is part of a 711.18-acre parcel owned by Kevin Yancy Trustee. It is located at the makai end of the Kona Scenic Subdivision about 1/2-mi. from Mamalahoa Hwy. After initial investigation, this site was eliminated from further consideration because of the steep access road to the site. Site 5, Konawaena School Makai Site, TMK: 8-1-04: por. 45, is part of a 51.87-acre parcel owned by Jack Greenwell. The site is approx. 250' from Mamalahoa Hwy.

Contact: Mr. Mark Yamabe
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 8, 1987.

NEW PAHOA ELEMENTARY SCHOOL, PAHOA, HAWAII, Dept. of Accounting and General Services

The State Department of Education is proposing to construct a new elementary school and to designate a new corresponding service area to relieve projected overcrowding at Pahoa High and Elementary School. The new elementary school will ultimately be comprised of 42 classrooms, including 33 permanent classrooms and 3 portable classrooms to accommodate a design enrollment of 750 students and another 6 portable classrooms to accommodate a peak enrollment projection of 900 students. Based on a set of minimum site and other additional criteria, 3 candidate sites have been selected. Mauka of the abandoned Pahoa Air Strip, Site 1 (TMK: 1-5-10:3) is approx. 500 ft. makai of Keaau-Pahoa Rd. Site 2 (TMK: 1-5-09:9) is located along Kahakai Blvd. and is 5,000 ft. makai of an existing agricultural park. Site 3 (TMK: 1-5-08: 1, 6) is situated along Pahoa By-Pass Rd. This site is located

about 2,200 ft. mauka of Keaau-Pahoa Rd. and 900 ft. north of the County's Solid Waste Transfer Station. All 3 sites are located on State-owned lands. The proposed service area has been designated within the existing Pahoa High and Elementary School service area.

Contact: Mr. Mark Yamabe
Division of Public Works
Department of Accounting and
General Services
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 8, 1987.

WAILUNA IV DEVELOPMENT, WAI'AU, EWA, OAHU,
The Lusk Co./City and County of Honolulu
Dept. of General Planning

The applicant is requesting an amendment from Preservation to Low Density Apartment of the Primary Urban Center Development Plan for the proposed fourth increment of the existing Lusk Wailuna development. The proposed project will include the construction of 180 single-family residential condominium units and all appurtenant infrastructure on approx. 26 acres. The 1,500 sq. ft. units (approx.) will be sited on 4,000 sq. ft. condominium lots which are comparable to the Patio Home units developed in Increment III. The proposed project will be located mauka of the existing Wailuna developments, off Kaahumanu St., on lands identified as TMK: 9-8-02: por. 3.

Contact: Mr. F. J. Rodriguez
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Deadline: December 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.

OAHU

EWA BEACH ELEMENTARY SCHOOL CHAIN LINK FENCING, EWA BEACH, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project is to install approx. 1,600 lineal ft. of 6-ft. high chain link fencing to separate Ewa Beach Elementary School from the abutting cane land. The project will be constructed within the existing school campus located at 91-740 Papipi Rd. and will provide security to the students and school.

WINDWARD COMMUNITY COLLEGE MASTER PLAN, KANEHOE, OAHU, Dept. of Accounting and General Services

The Dept. of Accounting and General Services proposes a site and facilities development plan to accommodate the projected educational needs of Windward Community College. Several alternatives have been developed which combine the best use of existing facilities with proposed new buildings. The campus will be planned for an enrollment of 1500-2000 Full-Time Equivalent students. Four new building are proposed: a 2-story multi-purpose building behind the main Administrative building, 2 academic instruction buildings, and a physical education facility on the lower end of the campus. The campus is located in Kaneohe at the base of the Koolaus within the Koolaupoko District of Oahu. The campus site lies mauka of Kahekili Hwy. and Kaneohe District Park, approx. 1/2

mi. from Likelike Hwy. It occupies a portion of TMK: 4-5-23:2, on approx. 66 acres.

MAUI

AFTER-THE-FACT DEMOLITION AND PROPOSED RECONSTRUCTION OF THE FORMER QUEEN THEATER, LAHAINA, MAUI, K. Takitani Enterprises/County of Maui Planning Dept.

The applicant is requesting approval for the demolition and reconstruction of the former Queen Theater building located within Maui Historic District No. 2 on lands identified as TMK: 4-5-01:12 and 13. The applicant has already demolished 3 of the exterior walls and roof. The Front St. facade will remain intact. The reconstruction includes new exterior corrugated iron walls (north, east, and south elevations) and a new gable-end corrugated iron roof extended an additional 3 ft. to a total height of 33 ft. The applicant also proposes interior renovations including the construction of a new 2,167 sq. ft. loft area.

CONSERVATION DISTRICT USE APPLICATION FOR A SINGLE-FAMILY RESIDENCE, HONOKALANI, HANA, MAUI, Mark and Laureen Tanaka-Sanders/Dept. of Land and Natural Resources

The applicants are requesting approval to build a pre-packaged 2-bedroom house of approx. 768 sq. ft. The house will be built on family land (TMK: 1-3-5:24) in the residential area of Honokalani, Hana, Maui.

HAWAII

DEVELOPMENT OF A 37-LOT SUBDIVISION, KEALAKEKUA, SOUTH KONA, HAWAII, Kealakekua Ranch Ltd./County of Hawaii Planning Dept.

The applicant proposes to subdivide approx. 198.2 acres of fee simple land

into 37 new lots and perform improvements necessary for subdivision approval. The project site is located in the ahupua'a of Kealakekua on TMK: 8-2-02:2 and 37. The project site lies immediately above the cliff known as Pali Kapu-o-Keoua overlooking Kealakekua Bay and approx. 1,500 ft. from the Mamalahoa Hwy.-Lower Government Main Rd. intersection. A portion of the project is within the Kealakekua Bay Historic District, which is on the National Register of Historic Places. The applicant intends to consolidate and resubdivide Parcels 2 and 33 (194.777 and 5.674 acres in area, respectively) into 36 minimum 2-acre lots and one 89-acre lot. The minimum 2-acre parcels would be created for the purpose of selling the lots for residential-agricultural uses. The remaining 89-acre parcel would be retained by the applicant for continued active ranching, agricultural, and personal use by the Ranch and its family-stockholders. The project roadway and utility improvements will start from the Lower Government Main Rd. to Napoopoo; the major road will loop around the subdivision. Roadways will have 50-ft. rights-of-way with 20-ft. wide pavements to provide access to each lot. Utility service to each lot will include water, telephone service and electrical power.

AMENDMENT TO HAWAII INTAKE SERVICE CENTER/COMMUNITY CORRECTIONAL CENTER MODIFICATIONS AND ADDITIONS, HILO, HAWAII, Dept. of Accounting and General Services for the Dept. of Corrections

A negative declaration for the proposed project was previously published in the December 23, 1985 OEOC Bulletin. The project has since been changed such that Phase I will consist of a 20-bed furlough facility and kitchen building, parking, sitework and renovations to the existing facilities. The project will be constructed within the existing property and will provide the Department with a much-needed facility to implement its corrections program.

PROPOSED 50-FT. WIDE ROAD AND UTILITY EASEMENT, KEAUOHANA, PUNA, HAWAII, Harriet M. Wedeman/Dept. of Land and Natural Resources, Division of Land Management

The applicant proposes to acquire a 50-ft. wide road and utility easement (approx. 1,000 linear ft.) over a portion of state lands, identified as TMK: 3rd Div. 1-2-09: 03, in Keauohana, Puna, Hawaii. The easement will provide access from Kalapana-Kapoho Rd. to the applicant's otherwise landlocked parcels identified as TMK: 3rd Div. 1-2-09: 06 and 08.

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.

CONSERVATION DISTRICT USE APPLICATION FOR OPERATION OF SUBMERSIBLES AS A PUBLIC ATTRACTION IN THE WATERS OFF WAIKIKI, OAHU, Atlantis Submarines, Inc./Dept. of Land and Natural Resources

Previously published October 8, 1987.

This EIS is also available for review at the McCully-Moiliili and Waikiki-Kapahulu Libraries.

Deadline: November 23, 1987.

WEST LOCH ESTATES, HONOULIULI, EWA, OAHU, City and County of Honolulu Dept. of Housing and Community Development

Previously published October 8, 1987.

This EIS is also available for review at the Ewa Beach Community-School and Waipahu Libraries.

Deadline: November 23, 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.

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.

NEW HANAMAULU-WAILUA ELEMENTARY SCHOOL, HANAMAULU-WAILUA, KAUAI, Dept. of Accounting and General Services

The Dept. of Education proposes a new elementary school, K-6, within the proposed service area of the Hanamaulu-Wailua region of east Kauai. The establishment of an elementary school within this region would alleviate the problem of overcrowded conditions at the two existing schools, Kapaa Elementary and Wilcox Elementary. Based on a set of minimum site criteria and other additional criteria necessary for reducing the field of potential sites, five candidate sites were selected.

Site 1 (Wailua Homestead Mauka Site), identified as TMK 4-2-02: por. 59, is an 8-acre site within a 30.18 acre

undeveloped parcel owned by Violet T.C. Ching.

Site 2 (Wailua Homestead Makai Site), also an undeveloped pasture, is identified as TMK 4-2-03: por. 12 and is owned by Hale Kauai, Ltd. The site encompasses 8 acres of the 39.8 acre parcel.

Site 3 (Wailua Golf Course Site), identified as TMK 3-9-06: por. 11, lies across Leho St. The 11.48 acre parcel is owned by the State of Hawaii and currently leased to Michael J. Fernandes under Revocable Permit No. 5-4842.

Site 4 (Former Hanamaulu Elementary School Site), is owned by the State of Hawaii and is identified as TMK 3-7-3:6. Cane land to the north would comprise the balance of the required acreage for the proposed school. The parcel to be annexed is owned by Lihue Plantation Co. and identified as TMK 3-7-03: por. 20. The total area of the potential site is approx. 6.3 acres.

Site 5 (Lihue Plantation Yard Site), identified as TMK 3-8-02:por. 9 is owned by the Lihue Plantation Co. The site covers 7.36 acres.

The new elementary school will ultimately be comprised of 47 classrooms, including 36 permanent classrooms and 8 portable classrooms to accommodate a projected design enrollment of 900 students, and another 3 portable classrooms to accommodate a peak enrollment projection of 990 students. The cost for the proposed elementary school is estimated to be approx. \$8,755,000 (in 1985 dollars) which includes master planning and construction of 47 classrooms and support facilities, including an administrative office, cafeteria, and library.

This EIS is also available for review at the Kauai Community College and Kapaa Libraries.

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

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

The Kaanapali North Beach Joint Venture ("Joint Venture") is a partnership of Amfac Property Development Corp. and Tobishima Pacific, Inc. The Joint Venture is planning to subdivide and improve a 95 acre parcel of ocean-front property at North Beach, directly north of and adjacent to the Kaanapali Resort on the leeward coast of West Maui, Lahaina Judicial District. The proposed site is on TMK: 2nd Div., 4-4-01:por. 02, 03, 06, 08, 09, and 68, and 4-4-02:24 and 4-4-06:05. This last remaining beach-front hotel area of the Kaanapali Master Plan is owned in fee by Amfac Property Investment Corp. and Tobishima Pacific, Inc., who have entered into a development agreement with the Joint Venture to develop and improve the property as deemed to be in the best interest of the fee owners. The parcel, formerly the site of the Kaanapali Airport, is presently cultivated in sugarcane except for areas formerly used by the airport runway and structures. The developers intend to create 11 lots which may be consolidated into a maximum of 6 hotel sites and 2 park sites. They will also construct the major parkway (roadway) and utility systems. The proposed hotel sites range in size from 7.6 to 21.5 acres. The first phase of development will include layout and construction of the internal parkway and site preparation in accordance with the subdivision plan, construction of the drainage system and other public utilities and dedication of land for the public beach parks. Hotel construction is expected to occur during subsequent phases extending up to a 10 year period. Existing zoning designations would allow up to 4,900 hotel units, but a maximum of 3,200 units is anticipated. Access to the site is provided by Kai Ala Dr., the old airport driveway off the Honoapiilani Hwy.

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

Status: Currently being processed by the Maui County Planning Commission.

WAIALUA-HALEIWA WASTEWATER FACILITIES PLAN, WAIALUA-HALEIWA, OAHU, City and County of Honolulu Dept. of Public Works

Previously published October 8, 1987.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on October 9, 1987 and 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 Governor John Waihee on October 7, 1987.

NOTICE

NEPA DOCUMENT

The following document has been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

RELAY MIRROR EXPERIMENT, MAUI, HAWAII, U.S. Air Force

Finding of No Significant Impact (FONSI)

As part of the Strategic Defense Initiative, the Relay Mirror Experiment (RME) is being proposed by the U.S. Air Force (USAF) to (1) demonstrate the ability to transmit a laser over a distance of up to 1,000 kilometers by reflecting it off a satellite-based mirror and directing it accurately to a ground-based receiving station, (2) control the satellite-based mirror angle via beacon beams from the ground, and (3) measure the effects of atmospheric turbulence and refraction on the relay laser. It is a short-term (approx. 6 mo.) technical experiment. Ground facilities required to support the RME include a transmitting station, or laser source system (LSS), and a temporary receiving station, also known as the Experiment Scoring and Control Center (ESCC). These 2 facilities must be located approx. 12 to 24 mi. apart and have predominantly clear weather conditions. The LSS would include the relay laser source, a beacon laser source, laser control equipment, and laser beam director. The beam directory would aim the relay and the beacon beams from the ground to the orbiting satellite. The relay beam would then be reflected to the ESCC. The ESCC site would support the following RME functions: administration, communication, experiment calibration, experiment operations, and weather/atmospheric observations. Each function requires a separate facility which would consist of reinforced concrete block structures or temporary structures. The facilities and parking lot would require approx. 3 to 4 acres of land. Operation of the ESCC would create 12 new temporary jobs and require approx. 30 additional highly trained employees. In the event that a second operating shift were required, an additional 30 highly trained employees would be needed. Operation of the LSS would require no new employees. The proposed location for the RME LSS is the Air Force Maui Optical Station (AMOS) on top of Mount Haleakala, Maui, Hawaii. The ESCC site is proposed to be constructed on land currently planned for the antenna farm of the Maui Research and Technology