

OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



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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 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 contact. 30 days are allowed for requests to be a consulted party.

ISEMOTO/SJA/TAYLOR SUBDIVISION,
HONOKOHAU, NORTH KONA, HAWAII, Isemoto Contracting Co., Ltd., SJA Partnership, and March E. Taylor/State Land Use Commission

The applicants are requesting the reclassification of a 9.9 acre parcel of land from the State Conservation district to the Urban district. This action is necessary to permit light industrial activities on the current vacant parcel. The subject parcel (TMK: 7-4-08:33) is located approx. 3 miles north of Kailua-Kona, adjacent to and mauka of the Queen Kaahumanu Hwy. directly east of the Honokohau Small Boat Harbor. The action proposed by the applicants contemplates the use of baseyard and service

operations. The mauka or upper one-third of the project site will become the construction baseyard for Isemoto Contracting Co., Ltd., a Hawaii general contractor. The middle one-third of project site will become the baseyard for Kona Transportation Co., a family-operated West Hawaii trucking, hauling and storage company owned by the partners of SJA Partnership. The makai or seaward one-third of the project site will be occupied by an Auto Service Center to be developed by March E. Taylor, owner of Autobody Hawaii, a West Hawaii auto body repair shop. In order to use the property, 12 KV electrical power will have to be brought in from an electrical power pole located approx. 300 ft. south of the project site. The power line will cross a portion of State-owned land (TMK: 7-4-08:17) which will require the granting of an easement from the State for utility purposes.

Contact: Mr. Tom Fee
Helber, Hastert & Kimura,
Planners
733 Bishop St., Suite 2590
Honolulu, HI 96813

Deadline: February 22, 1988.

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

PROPOSED STATE LAND USE DISTRICT BOUNDARY, GENERAL PLAN AND ZONING AMENDMENTS, WAILUA HOMESTEADS, KAUAI, Alexander Thomas/County of Kauai Planning Dept.

The applicant is requesting a State Land Use District Boundary amendment from "Agriculture" to "Rural", a General Plan Amendment from "Agriculture" to "Rural Residential" and a Zoning amendment from Agriculture District to Residential District (R-1). The subject 2-acre parcel (TMK: 4-4-10:27) is located approx. 1,100 ft. east of the junction of Kala Kea Pl. and Puuopae Rd. in Wailua Homesteads, Kauai. The applicant proposes to rezone the subject parcel to legally accommodate the 2 existing residences and eventually subdivide the property into two 1-acre lots.

ARC OF HAWAII HOUSING PROJECT NO. 10 LIHUE GROUP HOME, LIHUE, KAUAI, Association for Retarded Citizens of Hawaii Housing Project No. 10, Inc./Housing Finance and Development Corp.

The proposed project will be developed on property located on Akahi St. in Lihue,

is identified by TMK: 3-6-06:69, consists of 15,000 sq. ft. and is currently vacant. The home will be constructed as a single-story, wood-framed, single-family residence containing 6 bedrooms, 5 for persons with mental retardation and/or developmental disabilities and 1 for the resident manager(s), 3 baths, a kitchen/dining room, living room, a 2-car carport and laundry area for the residents to utilize. The home will consist of approx. 2,256 sq. ft. The project will provide affordable community-based housing for 5 persons with mental retardation and/or developmental disabilities.

OAHU

HAWAII CAPITOL DISTRICT RICHARDS ST. PARKING GARAGE LAND ACQUISITION, HONOLULU, OAHU, Dept. of Accounting and General Services

The proposed project is the acquisition of 3 land parcels (TMK: 2-1-17:7, 8, and 17) from the City and County of Honolulu, totaling 68,754 sq. ft. and containing an existing 2-story, 287-stall parking structure. The proposed acquisition will not change the existing use of the site. However, the proposed development of the site will provide office space and a larger parking garage that will replace the existing public parking for Iolani Palace and parking for surrounding State facilities.

WAIPAHU INTERMEDIATE SCHOOL SITE MASTER PLAN, WAIPAHU, OAHU, Dept. of Accounting and General Services

The proposed site master plan eventually replaces all of the original buildings at the school (TMK: 9-4-01:por. 29 and 30). The building layout moves from the northwest area of the site to the southeast. The plan as described in the complex development report previously commissioned is partially implemented at this time. All 4 of the two-story structures are already in place, 4 one-story structures are operational and

5 one-story structures are proposed. The 5 buildings the latter replace are to be removed. ~~Main site vehicular circulation~~ has been established as a perimeter road. It will be extended at the south portion of the site to provide parking and service access.

AMENDMENT TO NEGATIVE DECLARATION FOR HOIST AND FISH SCALE, KEEHI LAGOON, OAHU, State Dept. of Transportation, Harbors Div.

A negative declaration for the proposed hoist and fish scale was previously published in the October 8, 1987 OEQC Bulletin. Since that time, there has been a change in the scope of work based on the possibility that up to 2 of the existing piles of loading dock "B" may have to be replaced during construction. The existing support piles of loading dock "B" in Keehi Lagoon, based on visual inspection, appear to be adequate to support the proposed improvements. However, due to its age and past experience with maintenance work on this particular structure, the likelihood that up to 2 of the existing pile supports in the area of the proposed work may have to be replaced does exist. During construction, should these piles be evaluated as being unsalvageable and in need of replacement, the existing 12" square piles will be replaced with new 16-1/2" octagonal piles in the exact same location. The agency has determined that the change in the scope of work will not change the original determination.

KULIOUOU MAUKA TRAIL, KULIOUOU FOREST RESERVE, KULIOUOU VALLEY, OAHU, Dept. of Land and Natural Resources, Div. of Forestry and Wildlife

The Division of Forestry and Wildlife proposes to construct a forest trail within the Kuliouou Forest Reserve. The ~~Kuliouou Mauka trail will be approx. 1.5 miles long, running from the existing Kuliouou Trail in the valley bottom, up the ridge directly to the east and following the ridgetop to the Koolau Summit. Kuliouou Trail head access is available approx. 1.5 miles from~~

Kalaniana'ole Hwy. at the terminus of Kala'au Pl. in Kuliouou Valley. The foot trail will be constructed following U.S. Forest Service trail standards. Brush clearing and minor excavation will be done to establish a proper walking tread and water diversion bars will be constructed to minimize soil erosion and runoff. The proposed project will enhance the existing trail system of Oahu, creating a more comprehensive and convenient setting for outdoor recreation.

CONSTRUCTION OF A FOREST SHELTER, KULIOUOU FOREST RESERVE, EAST HONOLULU, OAHU, Dept. of Land and Natural Resources, Div. of Forestry and Wildlife

The Division of Forestry and Wildlife proposes to construct a forest trail shelter in the Kuliouou Forest Reserve that will supplement the proposed Kuliouou Mauka Trail, creating a more comprehensive and convenient setting for outdoor recreation. The proposed project consists of the construction of a 6-pole forest trail shelter with 2 benches and a picnic table. Brush clearing and minor excavation will be done to establish a proper grade for the shelter, benches and table. The project is at an elevation of approx. 1,000 ft. above sea level on top of the ridge separating Kuliouou and Kaalakei Valleys in East Honolulu. The purpose of the proposed project is to provide a place for wilderness picnicking, resting, and camping and to give the public the opportunity to explore the natural settings in Kuliouou Valley.

Shopping
HALAWA CENTER, HALAWA, OAHU, Halawa Associates, Inc./City and County of Honolulu Dept. of Land Utilization

The proposed Halawa Center is a 212,100 sq. ft. community shopping center. Current plans call for 3 major retail stores, approx. 40 small shops, restaurants and service establishments in 8 separate structures, one and two stories in height. Parking facilities are planned for accommodating approx. 730 automobiles. Primary access to the site

will be at the present Castle Park entryway. This driveway will lead to the central visitor parking area which will be surrounded by the proposed shops and service establishments. An ingress only service road will be provided at the south end of the property on Salt Lake Blvd. with a second 2-way access located at the north end of the property. The service driveway will provide access to loading areas and employee parking. The proposed site, which encompasses the existing Castle Park site, is located in Halawa, Oahu. The 16.258 acre site is identified by TMK: 9-9-02:35 and 9-9-03:48. The proposed site extends for approx. 800 ft. along the south side of Salt Lake Blvd., from the H-1 Freeway right-of-way to Halawa Stream.

ARC OF HAWAII HOUSING PROJECT NO. 10
PACIFIC PALISADES GROUP HOME, PACIFIC
PALISADES, OAHU, Association of Retarded Citizens of Hawaii (ARCH) Housing Project No. 10, Inc./Housing Finance and Development Corp.

The applicant is proposing to develop a single-story, single-family, detached dwelling to replace an existing group home for persons with mental retardation and/or developmental disabilities located at 2349 Anini Pl. The site contains a land area of 7,551 sq. ft., is zoned R-5, has a State land use designation of Urban and is identified by TMK: 9-7-60:67. The existing home is owned and has been operated as a group home by the ARCH for the past 10 years. ARCH will demolish the existing structure to accommodate the proposed group home. The proposed home will provide housing opportunities for 8 mentally retarded and/or developmentally disabled persons, will be approx. 3,344 sq. ft. and will consist of 9 bedrooms; which includes one bedroom for the resident manager(s). The home will be wood framed, with a typically residential exterior comprised of wood siding, asphalt shingle roofing and a 2-car carport enabling the home to blend in with the surrounding environment. The interior will contain 3 baths, a kitchen/dining room, living room and a laundry area that will be utilized by the

residents. ARCH will be securing financing for the proposed project through the Housing Finance and Development Corp.

water
KAMEHAMEHA HWY. 20-IN. MAIN FROM PUNALUU
TO HAUULA, OAHU, City and County of Honolulu Board of Water Supply

The project objective is to increase the carrying capacity of the Windward Water Distribution System to allow the assimilation of new wells being developed at Kaluanui into the existing water system. The main is being oversized to allow the assimilation of other future water sources being planned for development north of Kaluanui. About 6,500 ft. of 20-in. transmission main is proposed to be installed along Kamehameha Hwy. from Haleaha Rd. in Punaluu to Sacred Falls Trail Rd. in Hauula. The main will be buried along the seaward side of the road right-of-way and have a minimum cover of 3 ft. The main will be installed under 4 box culverts and Kaluanui Stream. At all of these crossings, the main will be concrete-jacketed with a minimum thickness of 12 in. The proposed transmission main (TMK: 5-3-06 and 5-3-09) is a portion of a major transmission network being planned to convey water from future drinking water sources in Windward Oahu with excess water exported to Honolulu. Pipeline sizes will range from 12 in. at Laie to 42 in. at Kaneohe.

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.

WAILUNA IV, 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, including garages, will be sited on 4,000 sq. ft. minimum 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.

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

Deadline: March 8, 1988.

Golf course, Kunia
PROPOSED 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 Recreation/Golf Course of the Central Oahu Development Plan and an amendment of the Public Facilities Map. The amendments are 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. contiguous to the makai boundary of the existing Hawaii Country Club Golf Course.

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

Deadline: March 8, 1988.

Golf course, Waialua
WAI'ALUA GOLF COURSE, WAI'ALUA, OAHU, Oceanic Properties Inc./City and County of Honolulu Dept. of General Planning

The applicant is requesting the amendment of the North Shore Development Plan in order to develop an 18-hole championship golf course. The proposed amendment would redesignate approx. 214 acres of land identified as TMK: 6-5-01:2 and 6-4-01:6 from Agriculture to Parks and Recreation. The proposed golf course will be located east of Kaukonahua Rd., between Thomson Corner, which is its intersection with Farrington Hwy., and Weed Circle, which is its intersection with Kamehameha Hwy. The southern boundary is defined by a gully formed by Poamoho Stream. Also, the southwestern corner of the project site is bordered by Midkiff Acres, a residential area. Support facilities proposed include a driving range, a clubhouse, and a repair and maintenance shed. The proposed golf course will be a daily fee course which will be open to the public.

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

Deadline: March 8, 1988.

KAPOLEI KNOLLS, HONOULIULI, EWA, OAHU, The Lusk Co./City and County of Honolulu Dept. of General Planning

The applicant is requesting an amendment to the Ewa Development Plan from Agriculture to Residential in order to construct approx. 500 single-family residential units and appurtenant infrastructure on about 79.5 acres in Honouliuli, Oahu. The project site (TMK: 9-1-16:por. 4) is located makai of Makakilo between the H-1 Freeway and

Farrington Hwy., 1,150 to 4,550 ft. east of Makakilo Dr. The proposed "market housing" units will provide a portion of the housing for the newly proposed Kapolei Town Center. The approx. 1,100 sq. ft. units, including garages, will be sited on 5,000 sq. ft. minimum residential lots. Typical units will consist of 3 bedrooms and 2 baths or 4 bedrooms and 2 1/2 baths.

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

Deadline: March 8, 1988.

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

Previously published January 8, 1988.

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

Deadline: February 22, 1988.

KAPAA REFUSE TRANSFER STATION, KAILUA, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works, Refuse Division

Previously published December 23, 1987.

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

Deadline: February 8, 1988.

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.

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

Previously published January 8, 1988.

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

Status: Currently being processed by the County of Hawaii Planning Dept.

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

Previously published December 23, 1987.

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

Status: Currently being processed by the County of Hawaii Planning Dept.

UPPER MAKALEHA SPRINGS WATER RESOURCE DEVELOPMENT, KAPAA, KAUAI, Dept. of Land and Natural Resources, Div. of Water and Land Development

Previously published December 8, 1987.

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.

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.

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

Previously published November 8, 1987.

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

Status: Accepted by Governor John Waihee on January 13, 1988.

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 December 8, 1987.

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

Status: Accepted by the Dept. of Land and Natural Resources on January 6, 1988.

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.

KAHUKU PRAWN CO. MARINE PRAWN FARM,
FORMER KAHUKU AIRFIELD SITE, KAHUKU,
OAHU, Kahuku Prawn Co., Inc./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to establish an aquaculture facility for marine shrimp of the genus, Penaeus, on property encompassing a portion of the old Kahuku Airstrip on the North Shore of Oahu (TMK: 5-6-03:10, western portion). Ponds would be constructed with concrete walls and placed on the tarmac and graded coral shoulders of the old runway. Pond bottoms would utilize the existing asphalt to be patched as needed, or on the graded coral, with a thin layer of asphalt added to establish water-tightness. Total land utilization will be 29 acres of the approx. 70-acre parcel. The facility will include 23 acres of ponds, 4 acres of roads and accessways, 1.5 acres of water distribution ditches and 0.5 acre of work area. A total of 35 nursery ponds (of 0.083 acre each) and 39 grow-out ponds (of 0.5 acre each), and a 0.5 acre effluent sump will eventually be constructed. Production in the hexagonal pond units is aimed at 6 to 8 tons of whole shrimp per acre per year. Water for the ponds will be obtained from existing wells located on an adjacent aquaculture facility (former Kahuku Systemculture farm).

INTERIOR DEPT. REOPENS MARINE MINING DEIS COMMENT PERIOD FOR 60 DAYS

The public comment period has been reopened for 60 days on the Draft Environmental Impact Statement for the proposed sale of cobalt-rich manganese crust resources in the U.S. Exclusive Economic Zone (EEZ) adjacent to Hawaii and Johnston Island. The 60-day comment period, during which comments are solicited from interested parties, began on December 10, 1987 and will end on February 8, 1988. Interested parties, representatives of organizations, and public officials who wish to make comments on the Draft EIS are requested to submit written comments to the Program Director, Office of Strategic and International Minerals, Minerals Management Service, 11 Golden Shore, Suite 260, Long Beach, California 90802.