

# 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.

instrument houses, landscaping, irrigation, and fencing. Approx. 5,400 linear ft. of 24-in. diameter transmission main will be installed to integrate the new reservoirs with the existing water mains on Dole St. and on Waiialae Ave.

Contact: Mr. Lawrence Whang  
Board of Water Supply  
City and County of Honolulu  
630 S. Beretania Street  
Honolulu, HI 96843

Deadline: March 9, 1988.

WAAHILA 180 AND 405 RESERVOIRS, MANOA, OAHU, City and County of Honolulu Board of Water Supply

CHINATOWN GATEWAY PLAZA PROJECT, HONOLULU, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The proposed project involves the installation of two 4.0-million gallon reservoirs along Waahila Ridge on a 40-acre site (TMK: 3-3-56:por. 1 and 2) above the existing University of Hawaii faculty housing on Dole St. One reservoir will be sited at the 180-ft. elevation and the other at the 405-ft. elevation. Both reservoirs are needed to provide additional storage capacity to meet peak demand periods and provide a temporary source of water during brief power outages. In addition to the 2 tanks, other improvements will include an access road, transmission mains,

A negative declaration for the proposed project was previously published in the November 23, 1987 OEOC Bulletin. On January 21, 1988, based on concerns raised regarding public input, the Dept. of Housing and Community Development withdrew the Negative Declaration and indicated its intent to prepare an

environmental impact statement. The proposed project is located on 2 sites between Nuuanu Ave. and Bethel St., separated by Hotel St., between the Chinatown District and the downtown financial district. The 38,902 sq. ft. makai site (TMK: 2-1-02:38 and 39) is occupied by the street level Hotel-Bethel Municipal Parking Lot owned by the City and County of Honolulu. The 17,294 sq. ft. mauka site (TMK: 2-1-03:15, 23-25) is privately owned by various parties and occupied by 4 dilapidated commercial structures. Approx. 30,000 sq. ft. of retail and office commercial space will be provided in a 2-story structure to be constructed along Nuuanu Ave. within the 50-ft. setback for the Chinatown District and adjacent to the ground and second floors of the residential tower. Two hundred 1-bedroom units (+610 sq. ft.) will be constructed in a 25-story tower located in the center of the makai site. Targeted tenants include 20% lower income, 40% gap group and 40% market income households. A total of approx. 36,000 sq. ft. of landscaped plaza area will be provided on both the makai and mauka sites. The mauka site may contain a mini-amphitheater. Approx. 275 stalls of underground parking on the makai site will be rented to the project's tenants and the public.

Contact: Mr. Mike Moon, Director  
Dept. of Housing and Community  
Development  
City and County of Honolulu  
650 S. King Street  
Honolulu, HI 96813

Deadline: March 9, 1988.

CONSTRUCTION OF 32-UNIT APARTMENT BUILDING AND RELATED IMPROVEMENTS, KAHALU'U, NORTH KONA, HAWAII, Kamaaina Corp./County of Hawaii Planning Commission through the Planning Dept.

The applicant proposes to construct a 32-unit apartment building and related improvements on a total of 32,205 sq. ft. of land (TMK: 7-8-14:90-92) situated on the Keauhou side (south) of Makolea St. approx. 460 ft. mauka of the Ali'i

Dr.-Makole'a St. intersection within the ahupua'a of Kahalu'u, North Kona, Hawaii. The proposed development is located within the Kahalu'u Historic District (Site No. 10-37-4150), which is on the National Register of Historic Places. The 3-story building with a basement will consist of approx. 27,500 sq. ft. of living area as follows: 24 two-bedroom (900 sq. ft.) units, 6 one-bedroom (660 sq. ft.) units and 2 one-bedroom (570 sq. ft.) units. The applicant proposes to provide a total of 40 parking stalls--28 regular and 12 compact. Some of the parking stalls will be undercover in the basement. The structure will be built to the maximum 45-ft. height limit. Landscaping is proposed along all property boundaries and would cover approx. 30 percent of the lots. Two vehicular accesses are proposed to the site from Makole'a St.

Contact: Kamaaina Corporation  
c/o Joseph Marcelin  
76-952F Hualalai Rd.  
Kailua-Kona, HI 96740

Deadline: March 9, 1988.

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

Previously published January 23, 1988.

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

**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  
*Westin Kauai Hotel, Conservation*  
CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION/CONSOLIDATION, LANDSCAPING AND RELATED IMPROVEMENTS FOR WESTIN KAUAI HOTEL, KALAPAKI, LIHUE, KAUAI, Hemmeter/VMS Kauai Co. III/Dept. of Land and Natural Resources

The applicant is requesting approval for a subdivision/consolidation, landscaping and related improvements for the Westin Kauai Hotel on TMK: 3-5-1:27 at Kalapaki, Lihue, Kauai. The specific improvements to be placed within the Conservation District are as follows:

1. Excavation, re-grading and landscaping fronting portions of the hotel.
2. Construction of several rock retaining walls to support new grades for landscaping adjacent to the lawned chaise terrace and portions of a building. The retaining rock wall would vary in height between 10 to 20 ft.
3. Construction of concrete steps with stone finish, 10-ft. wide concrete public access walkway and related improvements from the eastern side of the hotel parking lot, along the side of the complex and down to the beach. The construction of the concrete steps/walkway is necessary to make pedestrian transition between the beach and the upper area possible.
4. Construction of portions of underground drainage systems including swales and inlet piping and sewer lines. The bulk of these improvements will be outside of the Conservation District.

5. Construction of landscaping within and in and around the areas of the above-cited improvements.

Some of the proposed construction will occur within the 40-ft. shoreline setback area. The applicant also proposes to subdivide that portion of TMK: 3-5-1:27 which immediately fronts TMK: 3-5-1:118 and consolidate it with parcel 118. This would result in the creation of one split-zoned parcel on which the Westin Kauai would be situated.

OAHU

PROPOSED HARBOR INDUSTRIAL SITE, EWA, OAHU, The Estate of James Campbell/City and County of Honolulu Dept. of General Planning

The applicant is requesting the redesignation of 63.6 acres (TMK: 9-1-14:por. 2) from Agriculture to Industrial on the Ewa Development Plan Land Use Map. This land is located on Malakole Rd., immediately south of the Barbers Pt. Harbor. The applicant intends to make the site available for maritime uses. The site adjoins State of Hawaii property which will be used for harbor related ancillary uses. The project site is conveniently located for harbor related uses and is ideally situated to provide space for container storage or other bulk handling needs. The applicant intends to prepare the entire site for bulk cargo needs which can be used by one or more maritime users. Public access to the site will be from Malakole Rd.

CONSTRUCTION OF MAINTENANCE RAMPS IN THE MOANALUA STREAM CHANNEL, MOANALUA, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will modify 14 existing velocity drops at various locations in the Moanalua Stream Channel to provide maintenance ramps for stream cleaning and channel repair equipment. The construction of the maintenance ramps is proposed to be accomplished by cutting

*Hertz Car Rental Facility Addition,  
Keahole Airport.*

the existing concrete invert slab at the velocity drops, excavating material to provide a 15% ramp slope and constructing concrete side walls and invert slab. All new work will be within the confines of the existing channel. The new work will not increase the area of the existing channel. The objective of the project is to provide vehicular access in the channel to facilitate maintenance work. The proposed project is located in Moanalua Valley, mauka of Moanalua Hwy. on TMK: 1-1-12:40-44.

MARGINAL WHARF, ALA WAI BOAT HARBOR, OAHU, State Dept. of Transportation, Harbors Division

The proposed project consists of constructing a new 1,360 ft. long marginal wharf along the inside of the existing breakwater in Basin No. 3 and 2 catwalks in Basin No. 2. The new marginal wharf will be lighted and have electrical and water utilities serving it. There will be no dredging in this project. The proposed project will be constructed mainly in the water within the existing Ala Wai Boat Harbor boundary.

HAWAII

COMFORT STATION, HONOKOHAU BOAT HARBOR, HAWAII, State Dept. of Transportation, Harbors Division

The proposed project consists of constructing a new comfort station on the north side of Honokohau Boat Harbor. The new building will be a single story structure built of concrete masonry units, lava rock and wood. Overall building dimensions are 32'-8" long by 23'-4" wide. Also included is a package sewage treatment plant system along with 2 seepage pits. The additional seepage pit will eliminate sewer system back-up during periods of heavy use. Grass landscaping will be provided in the 38' X 85' area where the comfort station will be built. The proposed project will be constructed entirely on land within the existing Honokohau Boat Harbor boundary.

PROPOSED ADDITION TO CAR RENTAL FACILITY FOR THE HERTZ CORPORATION, KEAHOLE AIRPORT, KONA, HAWAII, The Hertz Corp./State Dept. of Transportation, Airports Division

The applicant is proposing to construct a one-story addition to their existing rental/service building at the Keahole Airport, Kailua-Kona, Hawaii. The project site is identified as TMK: 7-3-47:32(por.) and lies within the existing civil airport boundary. The proposed building is to be 15'-6" wide by 24' long with a maximum roof height of 11'-8" above the concrete slab floor. Effective floor area will be about 372 sq. ft. A 12' X 15' (180 sq. ft.) portion of the existing office space is also proposed to be finished to match the addition. The purpose of the proposed improvements is to enlarge the current office space within the existing facility needed to better maintain rental automobiles and serve customers. No major maintenance will be performed in the facility. The facility is not intended for any other use than servicing automobiles, serving customers and parking.

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.

MAILI KAI PROPERTY, MAILI, WAIANAЕ, OAHU,  
Kaiser Cement Corp./City and County of  
Honolulu Dept. of General Planning

The applicant is requesting an amendment to the Waianae Development Plan from Agriculture to Residential and Low Density Apartment in order to develop detached single-family and clustered multi-family housing units complete with the necessary infrastructural amenities such as sewer, water, electrical and communication systems. A park, 9-hole golf course, open spaces, paved streets with curbs, gutters, storm drains and sidewalks would also be included in the proposed project. The proposed mix of home prices would be proportional such that at least 5% would be priced for the gap group market; 5% would be priced for the low- and moderate-income groups; and 90% would be priced at prevailing market prices. The project site is identified as TMK: 8-7-10:02 and 14 and consists of approx. 415 acres. It is proposed that approx. 168.5 acres of the 415 acres be reclassified. The property is located approx. 2,000 ft. east of Farrington Hwy. in Maili and is served by Kaukama Rd.

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

Deadline: March 24, 1988.

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

The applicant is requesting an amendment to the Ewa Development Plan from Agriculture to Residential, Low Density Apartment, Public Facility and Park in order to develop a residential community with recreational and public facilities. The proposed Ewa Gentry will be located on the Ewa Plain, northeast of the Barbers Pt. Naval Air Station. The approx. center point of the proposed project is the intersection of Ft. Weaver Rd., Geiger Rd. and Iroquois Pt. Rd. Vehicular access to the site is available via H-1 Freeway, or Farrington Hwy., and Ft. Weaver Rd. The 932-acre project site (TMK: 9-1-10:por. 7 and 9-1-14:29, 30,

por. 5) is owned by the Estate of James Campbell and a majority of the site is currently leased to Oahu Sugar Co. for sugarcane cultivation. The current master plan will provide 7,150 (3,580 single-family and 3,570 multi-family) housing units, a 170-acre golf course and clubhouse complex and community facilities including a 7-acre elementary school site and 2 parks.

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

Deadline: March 24, 1988.

WAILUNA IV, WAIАU, EWA, OAHU, The Lusk  
Co./City and County of Honolulu Dept. of  
General Planning

Previously published January 23, 1988.

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

Deadline: March 8, 1988.

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

Previously published January 23, 1988.

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

Deadline: March 8, 1988.

WAIАLUA GOLF COURSE, WAIАLUA, OAHU,  
Oceanic Properties Inc./City and County  
of Honolulu Dept. of General Planning

Previously published January 23, 1988.

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

Deadline: March 8, 1988.

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

Previously published January 23, 1988.

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.

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.

KAPOLEI VILLAGE, 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 providing access to the site include the H-1 Freeway, Farrington Hwy. and Barbers Pt. Access Rd. The 830-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 Kapolei Village provides for a planned residential community with a full range of community support facilities. The plan provides for approx. 5,000 residential housing units, an 18-hole golf course, and a range of community facilities and amenities including parks, schools, bikeways, and commercial areas within the project site. The approx. 5,000 housing units will consist of 60% affordable and

40% market units. An 147-acre golf course/clubhouse complex will be located in the northeastern quadrant of the project site. Two 2-acre recreation centers, one 14-acre community park and one 6-acre neighborhood park are distributed throughout the project site. Four church sites are identified on the master plan. One church/day care center is also identified. A 5-acre park and ride facility is planned adjacent to the main entry at the Village Parkway/Farrington Hwy. intersection. Two 6-acre elementary school sites, one 15-acre intermediate school site and one 25-acre high school site are designated on the master plan. Also designated are one 3-acre neighborhood commercial site and another 8.1-acre site. A phasing plan has been prepared for the development of the site in 6 increments.

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

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

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.

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.

County of Honolulu Dept. of Land Utilization

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.

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: Accepted by the County of Hawaii Planning Dept. on February 4, 1988.

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.

PROPOSED EXTERIOR RENOVATIONS TO EXISTING HOTEL BUILDINGS, DIAMOND HEAD, OAHU, The New Otani Kaimana Beach Hotel/City and

Negative Declaration

The proposed project involves the renovation and refurbishment of the existing main building and portions of the annex building at the New Otani Kaimana Beach Hotel, located at 2863 Kalakaua Ave. (TMK: 3-1-31:01 and 3-1-32:14 and 15). The proposed action involves primarily interior renovation work with some exterior work. The extent of the exterior work consists of: (1) extending a retractable awning over the Hau Tree Lanai Restaurant from the second floor lanai towards the property line along the beachfront; (2) extending awnings and canopies over the side yards along the southern (diamond head) and northern (ewa) sides on the ground and portions of the mezzanine floors; (3) demolishing the existing porte cochere structure and replacing it with a small free-standing canopy with a fabric covering material; (4) renovating the breezeway located between the main and annex buildings; (5) revising the layout of the porte cochere and parking area; and (6) renovating the exterior door and window design for the cocktail lounge (Sunset Lanai) and Blue Pacific Room (Hau Tree Terrace). The proposed project will be phased over the next 4 years.

ADVANCED LEADERSHIP TRAINING CENTER, MAKAHA, OAHU, Haggai Institute of Hawaii, Ltd./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant is proposing to build an advanced leadership training facility consisting of a single-story conference building containing a conference room to accommodate 80 people, 2 classrooms each accommodating 35 people and a library, a single-story administration building, a dining hall for 85 people, 2 single-story residences for the director and the caretaker, an operations building, 6 dormitory buildings (1 single-story and 5 one- and two-story combination) and a