

# OEQC BULLETIN



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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 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.

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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.

Previously published February 8, 1988.

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.

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

Previously published February 8, 1988.

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

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.

Previously published February 8, 1988.

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

Deadline: March 9, 1988.

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

### 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**

*Addition*  
KILAUEA ELEMENTARY SCHOOL, FOUR-CLASSROOM BUILDING, KILAUEA, HANAIEI, KAUAI, Dept. of Accounting and General Services for the Dept. of Education

The project proposes the construction of a 4-classroom masonry building on the existing Kilauea Elementary School campus. The project site is presently a grassed playfield. The project will provide the school with a facility to implement its program in accordance with the Educational Specifications.

SINGLE-FAMILY HOUSING DEVELOPMENT, LIHUE, KAUAI, County of Kauai Housing Agency and Housing Finance and Development Corp.

The County of Kauai and the Housing Finance and Development Corp. will enter into a joint partnership to develop 13 single-family, 3-bedroom, one-bath detached dwelling units. The project will be developed on property identified as TMK: 3-3-07-02, Lot 602, consisting of 87,120 sq. ft. in the Komohana Subdivision, Lihue, Kauai, owned by the County of Kauai.

**OAHU**

AMENDMENT TO WAIANAIE DEVELOPMENT PLAN LAND USE MAP FROM RESIDENTIAL TO COMMERCIAL USE, NANAKULI, WAIANAIE, OAHU, Herminio Mercado, M.D. & Ruben Mallari,

M.D./City and County of Honolulu Dept. of General Planning

The applicants are requesting the redesignation of an 11,077 sq. ft. parcel (TMK: 8-7-33: 17) located at 87-1644 Farrington Hwy. from Residential to Commercial Use. The applicant seeks to restore B-1 Zoning and Commercial Land Use Designation to the subject parcel. This parcel was zoned B-2 since the 1960s. In 1979, the existing Nanakuli Family Medical Clinic/Pharmacy was constructed. It is a single-story C.M.U. wall office building with wood roof of approx. 4,060 sq. ft. with 14 off-street parking spaces. The zoning was B-2 until the adoption of the Development Plans in the early 1980s. At that time, the site was designated Quasi-Public Facility and zoned R-5. The applicants do not intend to change the use of the property but request a development plan amendment and concurrent zoning change to reflect the past and current use of the parcel.

**MAUI**

*Waipio Bay & Freshwater Spring Conservation*  
CONSERVATION DISTRICT USE APPLICATION FOR THE DEVELOPMENT OF A FRESHWATER SPRING, WAIPIO BAY, HAIKU, MAUI, William Fisher/Dept. of Land and Natural Resources

The applicant is requesting approval for the development of a freshwater spring on TMK: 2-9-7:17 at Waipio Bay, Haiku, Maui. The spring that the applicant wishes to draw water from is on the side of a near vertical pali approx. 75 ft. above the ocean. The spring water at present discharges directly into the sea. The applicant proposes to pump the water back up the pali to irrigate a two-acre flower farm adjacent to and directly above the state-owned land. While the flower growing is presently a non-commercial venture, the applicant may in the future decide to sell the flowers grown on the property. Also, if feasible, neighboring properties may share the water for residential use.

CONSERVATION DISTRICT USE APPLICATION FOR WATERSHED AND VEGETATION PROTECTION ACTIVITIES, LAHAINA, MAUI, Maui Land and

Pineapple Co., Inc./Dept. of Land and Natural Resources

The applicant is requesting approval for watershed and vegetation protection activities at TMK: 4-1-1:17 and 4-2-1:1, Lahaina, Maui. The purpose of this proposed action is to protect the watershed and native vegetation of the project area and surrounding environs from destruction by feral pigs and other exotic ungulates. This project is divided into 2 phases. In phase one, 3 fences of varying length will be constructed on ridge tops at strategic locations to prevent further access to higher elevations by feral pigs. In phase two, the success of the fences will be determined. It is anticipated that the phase one fences will alter the travel patterns of the pigs. If the pigs are still able to get above the phase one fences, then more fences will be constructed to block any new paths developed by the pigs. Also during phase two, any remnant pigs left above the phase one fences will be removed. This removal will be accomplished by utilizing currently accepted pig removal techniques used by State and Federal agencies. The proposed fences will be from 30 to 400 ft. long depending on the exact location of each fence. It will take at least 2 days to complete the longer fences with transport to the area by helicopter. The fences will be constructed of galvanized steel materials to insure a long life, estimated at between 20 and 30 years. 47" high woven wire (hog wire) will be clipped to 8' high metal "T" posts placed no more than 10 ft. apart. A single strand of barbed wire will run at ground level and be clipped to the posts. This will inhibit pig rooting. Posts will be pounded into the ground 3 to 4 ft. deep leaving a post 4 to 5 ft. above the ground. The boundary of the project area begins at Puu Kukui (elevation 5788 ft.) which is the summit of West Maui. From Puu Kukui, the boundary proceeds easterly and then northerly along the Wailuku-Lahaina District boundary to the intersection of the District boundary and the Forest Reserve (also Conservation District) boundary on the east side of Honokahau Gulch at approx. 1300 ft. elevation. Thence the boundary proceeds

westerly and then southerly along the Forest Reserve boundary to Kaulalewelewe, the site of the applicant's Haalaeu cabin. Thence the boundary is marked by a trail (maintained by the applicant) that proceeds mauka and back to the summit of Puu Kukui.

CONSERVATION DISTRICT USE APPLICATION FOR ARCHAEOLOGICAL EXCAVATIONS, WAILUKU, MAUI, Maui Historical Society/Dept. of Land and Natural Resources

The applicant proposes to study the ancient Hawaiians of Waihe'e, Maui through archaeological excavations on TMK: 3-2-10:1, Wailuku, Maui. The excavations will be conducted on a large coastal site in the Waihe'e area, located just north (northwest) of Kalepa Gulch. Due to the size of the site and the thickness of its deposits, at least several years of work will be necessary to get an adequate sample of materials for study. The first season of work was the summer of 1987.

STATE LAND USE BOUNDARY AMENDMENT FOR 2 PARCELS OF LAND, KIPAHULU, HANA, MAUI, Charles H. and Charles J. Boerner/State Land Use Commission

The applicant is requesting the amendment of the Conservation Land Use District Boundary into the Agricultural Land Use District for approx. 53.238 acres of land (TMK: 1-6-05:28 and por. 7) at Kipahulu, Hana, Maui. The applicants own the balance of TMK: 1-6-05:7 and other properties in the general area for a total farm acreage of approx. 349 acres. Since the larger area is in the Agricultural District, the development of a diversified farm by the applicants is hampered by the split jurisdiction over the properties. The County regulates Agricultural designated lands, while the State administers lands in the Conservation District. The applicant does not intend to change the current use of the property, which is grazing and orchard. The applicant states that the proposed district boundary amendment is more of a technical nature and that covenants, conditions and restrictions

attached to the property require mitigation measures to maintain the scenic, aesthetic and ecological values of the area.

*Deck & Deck Expansion, Conservation*

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT DECK AND PROPOSED DECK EXPANSION, LAHAINA, MAUI, Crispino & Hermogenes Omlan/Dept. of Land and Natural Resources

The applicants are requesting approval for an after-the-fact deck and proposed deck expansion on State-owned submerged lands offshore of TMK: 4-5-1:3 at Lahaina, Maui. This approval is being requested in order to bring the existing deck into conformance with the law. The deck was originally constructed many years prior to the occupation of the premises by the applicants in 1944. The deck is 23 ft. 8 in. by 19 ft. 6 in. and the portion of the deck which encroaches upon the State land is roofless. Prior to April 1, 1946, the deck extended all the way to the extended portion of TMK: 4-5-01:04. When the tsunami struck on April 1, 1946, a portion of the deck was demolished. The applicants would like to extend the deck to its original position. If this is not permissible, the applicants would like to obtain a permit to the existing and present portion of the encroachment. The area which encroaches upon the State property is 449 sq. ft.

*Restaurant Renovations, Conservation*

CONSERVATION DISTRICT USE APPLICATION FOR RESTAURANT RENOVATIONS AND USE OF STATE LANDS, LAHAINA, MAUI, Spencecliff Corp./Dept. of Land and Natural Resources

The applicant is requesting approval for renovations to the Lahaina Broiler Restaurant and the maintenance of a seawall at Lahaina, Maui on lands identified as TMK: 4-5-1:9. The application is being filed to bring the building into conformance with the law by obtaining: 1) an easement of the State land on or over which 1559 sq. ft. of the restaurant is located and 2) a permit to renovate and operate 52 sq. ft. of the restaurant that is located within the Conservation District. The renovations

are intended to upgrade the overall appearance of the restaurant, to provide structural integrity for the restaurant and to maintain the deteriorating seawall and subsequent concrete slab projection. The existing concrete floor slab cantilevers approx. 2 ft. (maximum) beyond an existing rock seawall. Improvements include renovation of the roof, overhangs and supporting structure, and construction of a new rail and window system for the oceanside dining room and an open trellis over the uncovered bar area. A new sill, designed as a concrete cap for the seawall with an angled bottom, is also proposed.

CONSTRUCTION OF A 6-UNIT DUPLEX PROJECT, LAHAINA, MAUI, Bruce W. Curtis/Maui Planning Commission

The applicant is proposing to construct three 2-story duplex buildings (six 2-story apartments total), paved driveway and parking, and landscaping. New curb, gutter and sidewalk will be installed along Wainee St. within the area fronting the project site. Each 3-bedroom unit is 1,920 sq. ft., including garage, and is approx. 25 ft. high (average). The proposed project is located within the Lahaina National Historic Landmark Boundary. The duplex residences will be constructed on a 24,030 sq. ft. parcel (TMK: 4-6-11:06) at 656 Wainee St. The project site is situated on the mauka side of Wainee St. and on the Puamana side of the Maui Islander Resort, between Dickenson and Prison Sts.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR A SUBDIVISION AND CONSTRUCTION OF ROADWAY AND DRIVEWAYS, SOUTH HILO, HAWAII, Ivan M. Lui-Kwan, et al./Dept. of Land and Natural Resources

The applicants are requesting approval to establish a subdivision and construct an access roadway and driveways to prospective house sites. It is proposed that the 1335.98 acre parcel identified as TMK: 2-4-8:3 be subdivided into 9 lots. The applicants also propose to build a

roadway along the north boundary of the property in the Resource Subzone together with driveways from the roadway to prospective house sites on each of the line subdivided lots. The subject property is situated north of the Upper Waiakea Forest Reserve and southeast of the Hilo Forest Reserve in South Hilo.

WAILUNA IV, WAI'AU, 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.

#### 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).

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.

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.

WAI'ALUA GOLF COURSE, WAI'ALUA, 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 Wai'alu Library.

Deadline: March 8, 1988.

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

Previously published February 8, 1988.

This EIS is also available for review at the Wai'anae Library.

Deadline: March 24, 1988.

KAPOLEI 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.

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

Previously published February 8, 1988.

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

Deadline: March 24, 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

Previously published February 8, 1988.

Previously published October 8, 1987.

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

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

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

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.

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

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

Previously published December 8, 1987.

Previously published January 8, 1988.

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

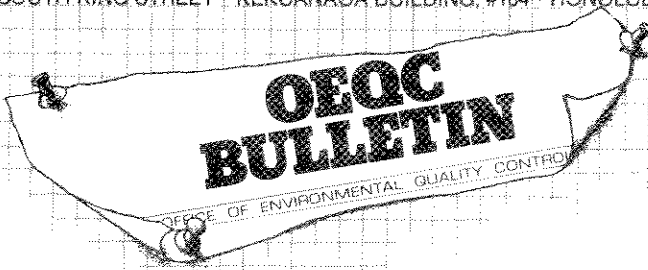
This EIS is also available for review at the UH-Hilo Campus, Kealahou and Pahala Community-School Libraries.

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

Status: Accepted by the County of Hawaii Planning Dept. on February 19, 1988.

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

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



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