

OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



JOHN WAIHEE
GOVERNOR

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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 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.

KUKUIULA PLANNED COMMUNITY, KUKUIULA, KAUAI, Alexander & Baldwin Properties, Inc., Honolulu, HI/Office of Environmental Quality Control

The Kukuiula project will be developed to include single-family and multi-family residential uses, resort facilities, a small marina, commercial areas, an 18-hole golf course with related facilities, parks, and a sewage treatment plant. Open space and buffer areas will be incorporated into the overall design. Single-family residential lots will utilize approx. 430 acres of the site. Lots will range in size from 5,500 to 9,000 sq. ft. Multi-family units are

planned for about 110 acres. Most of these units will be situated closer to the coast line, where existing multi-family units have already been developed. Other multi-family units will be situated near or within the golf course. Approximately 4,000 units are planned for an overall residential density of about 4 units per acre.

Two commercial areas have been designated. A neighborhood commercial area is situated at the intersection of Poipu Rd. and Lawai Rd. The other commercial area is designed to support the proposed marina and resort development at Kukuiula Bay. Shops will include marina-related stores, restaurants, and gift shops. The proposed marina will be an expansion of the existing State Kukuiula Small Boat Harbor. The marina facilities will utilize approx. 10 acres of land owned by Alexander & Baldwin and will include 100-150 boat slips, parking for automobiles and trailers, and a restaurant. The resort complex will utilize approx. 20 acres. Facilities

will include 400 rooms for visitors, shops and restaurants, parking and recreational facilities. Open drainage channels and ponds will be incorporated into the overall design. An 18-hole golf course and a clubhouse is planned through the central area of the site. The first fairway will start to the east of the clubhouse and go east through the residential area. The second nine-hole area to the west of the clubhouse weaving through the planned residential area to provide maximum golf course frontage. The golf course will also serve as a major drainage swale to capture most of the storm water runoff from lands to the north, and be used to buffer a major cane haul road that runs in an east/west direction through the site.

A major collector road is planned through the southern portion of the site. It originates at the intersection of Poipu Rd. and Lawai Rd. and ends at the Spouting Horn Park. A secondary collector road is planned in the northern section of the project. This road will start at Poipu Rd. and connect to the new major collector road near the proposed resort complex.

Two park sites have been designated for this project. The larger of the two is located mauka of the existing Prince Kuhio Park. The second site is located south of the Manuhonuhonu Reservoir. This four-acre site will be developed into a neighborhood recreational park. A & B will donate land adjacent to the Koloa Elementary School for expansion of the existing school facilities.

A lagoon-type sewage treatment plant is planned for the project. Approximately 18 acres of land has been set aside for this plant in the event a regional sewage treatment plant is needed for the Koloa/Poipu area.

Contact: Mr. Bruce T. Tsuchida, manager,
 Planning and Land Development
 Dept., R.M. Towill Corp.
 420 Waiakamilo Rd., Suite 411
 Honolulu, HI 96817-4941

adline: May 9, 1988.

HAWAII FOOD COMMODITIES IRRADIATION FACILITY, GENERAL LYMAN FIELD, HILO AIRPORT, HILO HAWAII, Energy Division, Dept. of Business and Economic Development

Previously published March 23, 1988

Contact: Mr. M. Kaya
 State of Hawaii
 Dept. of Business and
 Economic Development
 Energy Division
 335 Merchant St., Rm 100
 Honolulu, HI 96813

Deadline: April 22, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CONSTRUCTION AND OPERATION OF A VERY LONG BASELINE ARRAY (VLBA) ANTENNA FACILITY WITHIN THE MAUNA KEA SCIENCE RESERVE, HAMAKUA, HAWAII, Institute for Astronomy, University of Hawaii

Previously published March 23, 1988

Contact: Dr. Donald N.B. Hall, Director
 University of Hawaii
 Institute for Astronomy
 2680 Woodlawn Drive
 Honolulu, HI 96816

Deadline: April 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.

OAHU

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LAND ACQUISITION TO EXPAND EHUKAI BEACH PARK AND CONSTRUCTION OF SITE IMPROVEMENTS, NORTH SHORE, OAHU, City and County of Honolulu Dept. of Parks and Recreation.

with ground-level open parking. The new parking lot will provide approx. 45 stalls. The estimated cost of construction is \$3,900,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base (TMK: 9831, parcel 17).

The proposed action involves acquisition of a 0.4-acre parcel (TMK: 5-9-20:23) located adjacent to the existing Ehukai Beach Park and construction of site improvements, demolition and removal of structures, installation of irrigation system, stairways from park level to beach level, walkways, fencing, landscaping and beach erosion control improvements. The proposed action will also involve a three-way land transaction among the State, City and a private land owner. This transaction will include the following: 1) State (or City) would subdivide a portion of Ke Nui Rd. and Parcel 53 of TMK 5-9-20 and issue a quitclaim deed for said lands (approx. 26,000 sq. ft.) to the City and County of Honolulu; 2) City and County of Honolulu would transfer said lands to a private landowner; and 3) in exchange, private landowner would transfer title of approx. 20,700 sq. ft. to the City and County of Honolulu.

CONSTRUCTION OF A FOREST TRAIL IN THE HONOLULU WATERSHED FOREST RESERVE, NUUANU VALLEY, Dept. of Land and Natural Resources (DLNR), Div. of Forestry and Wildlife (DOFAW)

The division proposes to construct a trail within the Honolulu Watershed Forest Reserve. The proposed trail will create a link between existing trails in the Makiki-Tantalus area and the Wa'ahila Ridge (St. Louis Heights) area, completing the Makiki-Tantalus-Manoa trail complex. The Nuuanu Trail is entirely within forest reserve boundaries and access is available off the Judd Trail in Nuuanu Valley, which is accessible from Tantalus Drive.

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 trail and water diversion bars will be included to minimize soil erosion and runoff. (TMK: 2-2-54)

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

The estimated trade-off differential is approx. 5,300 sq. ft. Property owner of Parcel 54, who is also representing six other owners, has agreed to pay the fair market value for this shortfall. Parcel identified as TMK 5-9-20:23 has been appraised at \$318,000. Cost for construction of improvements has been estimated at \$250,000. The City and County will bear all capital improvement and maintenance costs.

AIEA HIGH SCHOOL GYMNASIUM, AIEA, OAHU, Dept. of Accounting and General Services for the Dept. of Education.

The project consists of the design and construction of a gymnasium, parking lot, and roadway. The gymnasium will be a 2,000 sq. ft. reinforced concrete/masonry, two-story structure

2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

SITE SELECTION FOR THE NEW KONAWAENA ELEMENTARY SCHOOL, KONA, HAWAII, Dept. of Accounting and General Services

The Dept. of Education proposes to relocate the existing Konawaena Elementary School within its current service area and to expand the adjacent Konawaena High and Intermediate School into the elementary school's facilities. The development of the new elementary school will alleviate the overcrowded conditions at the high/intermediate school. Based on criteria established by the Dept. of Education, four sites were identified and evaluated in a Site Selection Study contained in this document. Site 1, Kainaliu Mauka Site (TMK: 7-9-08: por. 1, owned by William J. Paris, Jr.; TMK: 7-9-09: por. 11, owned by Agnes Smith), is located north of Kainaliu Village, with frontage on the mauka side of Mamalahoa Highway. Site 2, Kainaliu Makai Site (TMK: 7-9-11: por. 10, owned by Walter Ackerman Trust; TMK: 7-9-11: por. 11, owned by Mathew Coelho), is located along Mamalahoa Hwy. Site 3, Kona Hospital Makai Site (TMK: 7-9-12: por. 9) is part of a 114.45 acre parcel owned by Gary Yamagata, and a 4.774 acre parcel owned by Yamagata Dev. Corp. (TMK 7-9-12:15) is located along Mamalahoa Hwy. Site 4, Konawaena School Makai Site (TMK: 8-1-04: por. 45) is part of a 51.87 acre parcel owned by Jack Greenwell and is approx. 400 ft. from Mamalahoa Hwy.

This EIS is also available for review at the Honokaa, Kailua-Kona, and Kealahou Libraries

Deadline: May 23, 1988.

SAND ISLAND SHORE PROJECTION, HONOLULU, OAHU U.S. Army Corps of Engineers, Honolulu District, Dept. of Land and Natural Resources.

The purpose of this study is to identify the cause and extent of erosion on the

south shoreline (approx. 4,700 ft.) of Sand Island, Oahu, Hawaii, and to determine the feasibility and justification in providing protective measures at the problem area. Approximately 520 acres in area, Sand Island shelters Honolulu Harbor from the open sea and is connected to the Kapalama peninsula by a bascule bridge at its western end. The study focused on the evaluation of shore erosion and related problems at Sand Island Park and their impacts upon the overall environmental, cultural, and recreational resources of the area. Alternative plans for protecting the shore from further erosion were developed, and the costs, benefits, and kinds of environmental impact associated with implementing these plans were evaluated. Studies conducted included archaeological-cultural site investigations, hydrographic and topographic surveys, geologic, foundations and materials investigations, fish and wildlife studies, oceanographic and meteorological studies, engineering designs, economic evaluations, and environmental assessments.

The U.S. Army Corps of Engineers, Honolulu District, was responsible for conducting and coordinating the overall study and preparing the study report. Studies and investigations were performed with the assistance of the State of Hawaii, Dept. of Land and Natural Resources, Division of State Parks, Outdoor Recreation and Historic Sites, which initially requested the study and serves as local sponsor. Governmental agencies (Federal, State, and local), community groups, and private interests were contacted during the study to help identify study concerns, to obtain pertinent study information, and to develop and evaluate alternative plans. A list of those contacted and the Public Involvement program are presented in Appendix B.

Since this document was previously processed as a NEPA document and received public review, OEQC waives the Preparation Notice requirement and is processing this document as a draft EIS. This EIS is also available for review at

Holualoa, Honokaa, Kailua-Kona, & libraries.
Kealakekua Libraries.

Deadline: May 9, 1988.

Deadline: May 23, 1988.

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

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.

Previously published March 23, 1988

This EIS is also available for review at the Pahoa Community School Library, Thelma Parker Memorial Library, and Waimea Area Library

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

Deadline: May 9, 1988.

The applicant is requesting that the County of Hawaii revise the Hawaii County General Plan for a portion of Punalu'u resort mauka of the Hawaii Belt Hwy. The applicant will, in the future, request that the County of Hawaii approve a change of zone; and issue a SMA permit(s) to enable it to facilitate the completion of the resort in a form that provides the greatest net economic benefits to the community and the developer. Punalu'u Resort (previously known as Sea Mountain at Punalu'u) encompasses approx. 433 acres, not including the existing Colony I condominiums and Kalana I single-family residential lots, on the southeastern coast of the island of Hawaii. The project area includes TMK: 9-5-19:11, 15, 24, 26, 30-31, 33, 35; 9-6-01:01-03, 06, 11-13; 9-6-02:08, 37-38, 41, 45(por.). The proposed project concept involves creating a low rise, low density, mixed use commercial and residential "Village" on the bluff overlooking the ocean and 2 proposed shoreline golf holes. The Village Center development is accomplished by relocating 4 golf holes (2, 3, 4 and 8) and the coastal section of Punalu'u Rd. (Alanui Rd.), presently a private road within the Resort that connects to the Hawaii Belt Hwy. and the County's Punalu'u Rd. The plan also provides for, or improves, additional development parcels with increased golf and recreational amenity frontage and/or open views. Resultant development parcels include a mixture of single-family residential, multi-family residential, mixed-use multi-family, commercial, hotel and open space

SUPPLEMENTAL EIS TO MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA MAUI, Seibu Hawaii, Inc/Planning Dept. and Mayor, County of Maui

Previously published March 23, 1988.

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

Deadline: May 9, 1988.

CHINATOWN GATEWAY PLAZA, DOWNTOWN CENTRAL BUSINESS DISTRICT, OAHU, City and County of Honolulu Dept. of Housing and Community Development

Previously published March 23, 1988.

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

Deadline: May 9, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED HONOULIULI WASTEWATER TREATMENT PLANT (WWTP), HONOULIULI, EWA, OAHU, City and County of Honolulu Dept. of Public Works

This EIS is also available for review at the Ewa Community School and Waipahu

recreational amenities. A Visitor Center/spa/Lagoon Club, located coincident with the existing golf clubhouse that would be expanded and modernized are planned and would be important facilities serving the Resort and nearby communities. Two hotel sites, a major one adjacent to the Village Center and a minor one adjacent to the existing Punalu'u Black Sand Restaurant, would also be developed. All development activities would occur within land presently designated Urban by the State Land Use Commission. Similarly, the majority of the proposed project would be developed within county zoned land uses that permit the proposed improvements with the exception of a few parcels that require a change in configuration and allowed density. The Punalu'u Resort development will include approx. 31 acres for 500-635 resort hotel units, 17 acres for 240-400 hotel/condominium units, 120 acres for 1240-1868 multi-family residential units, 45 acres for 71-78 single-family residential lots, 16 acres for Village commercial/services and 204 acres for golf course, open space and roads.

This EIS is also available for review at the UH-Hilo Campus, Kailua-Kona, Keaau Community-School, Mountain View Community-School, Pahala Community-School, and Pahoa Community-School Libraries.

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

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

The proposed project will involve the construction of a refuse transfer station for improved solid waste management. Transfer operations will be handled within an enclosed concrete and metal frame structure of approx. 33,000 sq. ft. which will also provide related services including administration, locker and lockers, maintenance, and storage areas. The structure will be designed to

be aesthetically compatible with the existing area. The proposed project is located at the base of Kapaa Sanitary Landfill on a site formerly mined as a rock quarry by HC&D. It is situated mauka of Kawainui Marsh and adjacent to the Kapaa Quarry Rd. which connects to Kalaniana'ole Hwy. on the south terminus and to Mokapu Saddle Rd. on the north terminus. The site is part of a large 76-acre parcel owned by the City and County of Honolulu. Ground elevation within the existing Maintenance Yard Facility varies from about 25 to 30 ft., with the elevation dropping to about 10 ft. along Kapaa Quarry Rd. and rising to 50 ft. along the service road leading to the landfill disposal area.

The estimated construction cost for the project is \$6,500,000, and will require 12 months to complete. The site is part of the Kapaa Maintenance Yard Master Plan. (TMK: 4-2-15:5)

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

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization

PROPOSED GOLF COURSE, KUNIA, OAHU, Nihonkai Lease Company, Ltd./City and County of Honolulu General Planning (DGP)

The applicant is requesting a change to the Central Oahu Development Plan Land Use Map to designate as Recreation a 203.171-acre site (TMK: 9-4-04-9) along Kunia Rd. mauka of the Village Park development. The proposed development is an 18-hole, championship-style golf course, club house and restaurant, together with recreational facilities including tennis, swimming, and other amenities. The project is currently under lease to Oahu Sugar Company and in sugarcane use. The Oahu Sugar Company lease expires the end of December 1996 and they have indicated their intentions to cultivate the area until that time. The land is classified "A" (Land Study Bureau Classification) and "Prime". It is in the State Agricultural District and

planned and zoned by the City and County of Honolulu as Agriculture. The proposed golf course will provide employment opportunities for approx. 50 residents. Construction and equipment cost for the project is estimated at close to \$18,000,000.

This EIS is also available for review at Dept. of Business and Economic Development Library.

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

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

Previously published March 23, 1988.

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

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

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

Previously published March 23, 1988.

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

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

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

Previously published March 8, 1988.

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

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

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

Previously published February 8, 1988.

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.

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.

NOTICES

U.S. AIR FORCE BOLT EXPERIMENT, AIR FORCE MAUI OPTICAL STATION, MAUI, HAWAII

Finding of No Significant Impact (FONSI)

The U.S. Air Force Bolt Experiment is a short-term (approx. 6 weeks) technical experiment which will transmit a fixed position, near-infrared laser beam from U.S. Air Force Maui Optical Station (AMOS) to a satellite currently in geo-synchronous orbit over Hawaii, to test systems on-board the satellite. The experiment will require the construction of a 12 ft.-by-12-ft. utility building at AMOS and the installation of the experiment laser equipment and associated support equipment. Upon completion of the experiment the laser and support equipment will be removed from AMOS but the utility building will remain (TMK: 2-3-7 05 por. 1)

NAP-OF-THE-EARTH TRAINING AT WALAKEA,
SOUTH HILO, HAWAII, Hawaii Army National
Guard

inding of No Significant Impact (FONSI)

The proposed training exercises consist of night flying, day/night Terrain Flight training (night vision goggle [NVG], nap-of-the-earth [NOE], contour, and low level), and landing at Panaewa Drag Strip. Overflight training will be conducted on approx. 5,500 acres of private, state, National Guard, and Hawaii County lands. The requested areas are approx. northeast to southeast of Hilo Airport. The training exercises require flying at altitudes ranging from treetop to a maximum of 500 feet and various airspeeds. Training exercises are not anticipated during cloudy or rainy weather.

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.

interested!

SHORELINE VARIANCE APPLICATION, SEAWALL
AT DAISS RESIDENCE, 1352 MOKULUA DRIVE,
LANIKAI, OAHU, City and County of Honolulu

The Negative Declaration prepared for this project was for an after-the-fact approval. The project site is located on Lanikai Beach approx. 2,600 ft. from Wailea Point and approx. opposite Na Mokulua Islands. The area of the lot is approx. 19,142 sq. ft. with about 75 ft. of ocean frontage. The area is residential in nature. Both adjacent properties and most of the neighboring properties are protected by seawalls, and

there is some evidence of this site also having been protected in the past by a seawall. This existing wall had deteriorated to the point of being ineffective. The lack of protection has resulted in the subject site having been eroded such that the vegetation line formed a rough crescent with the points of the crescent indented approx. 35' - 40' from a line drawn between the points. Consequently the owner wished to build a seawall to replace the original wall and to protect the property from further erosion. The new wall follows the line of the vegetation line, rather than an extension of the adjacent walls. (TMK: 4-3-4:88)

PETITION FOR DECLARATORY RULING RELATING
TO THE PROPOSED HALAWA CENTER PROJECT

The American Lung Association of Hawaii has asked the Environmental Council to defer action on their petition until the Dept. of Land Utilization (DLU) has re-evaluated its determination as to the need for an environmental impact statement for this project.

REQUEST FOR DECLARATORY RULING CONCERNING
FINAL EIS FOR THE PROPOSED HAWAIIAN
RIVIERA RESORT

This request was withdrawn by the petitioner Glen M. Winterbottom.

REMINDER

Persons who submit written comments on draft EISs are reminded that, pursuant to Section 11-00-22 (b), EIS Rules, written comments to the approving agency or accepting authority, whichever is applicable, with a copy of comments to the applicant or proposing agency shall be received or postmarked to the appointing agency or accepting authority, within the 45-day review period. Agencies who use the State messenger service to submit comments should keep this in mind when submitting comments near the end of the review period.