



OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

The OEQC Bulletin is a semi-monthly publication. The publication dates of the bulletin are the eighth and twenty-third of each month. Applicants should deliver an appropriate number of Draft and Final EISs to the accepting authority before submitting copies to OEQC for distribution and publication. Environmental Assessments should be submitted to the accepting authority directly. Based on the assessment, the accepting authority will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final Environmental Impact Statements must be received by the fifth and twentieth days of the month for publication in the respective issue. Negative Declarations and Preparation Notices must be received at least five working days prior to the publication date. All documents submitted for publication in the OEQC Bulletin should be delivered to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach OEQC Form 89-1 with all submittals. These forms can be obtained by calling OEQC at 548-6915.



OEQC WISHES EVERYONE
A MERRY CHRISTMAS AND A HAPPY NEW YEAR



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NEGATIVE DECLARATIONS

The following actions have been determined to have little or no impact upon the environment. Environmental Impact Statements are not required of these projects. Those who wish to contest this determination have a 60-day period, from this publication date, in which to initiate litigation. Any questions regarding the following projects should be directed to the listed contacts.

HAWAII

AINAKEA VILLAGE UNIT 1, SELF-HELP PROJECT

Location: North Kohala, Hawaii
 TMK: 5-3-11:37, 38, 39, 40, 41, 42, 43, 44, 45, & 46

Proposing Agency: County of Hawaii, Office of Housing and Community Development
 Contact: A. Scott Leithead (961-8379)

The Office of Housing and Community Development and the Hawaii Island Community Development Corporation,

a Hawaii non-profit corporation, are seeking to implement a self-help housing project on lands at Ainakea. The project site is part of the Ainakea Subdivision now being developed by Oceanic Properties, Inc., the landowner.

To help satisfy a condition of its rezoning, Oceanic Properties has agreed to sell ten lots to the County of Hawaii at below fair market value for the self-help housing project.

Under the self-help concept, the families provide the labor in building their homes. The families usually perform construction tasks such as: preparing the foundation, wall framing, roofing, painting, mounting doors and windows, installing insulation, constructing interior floors, mounting finish hardware, and landscaping. Other construction work is subcontracted. Families must contribute a minimum of 1,000 hours of labor in the construction of their home and those of other families in the group.

The estimated construction cost of each dwelling unit is \$39,700 in 1989 dollars. The total mortgage amount, which includes both land and construction cost, is estimated to be between \$55,000 and \$65,000. Qualifying families will obtain their mortgage from the Farmer's Home Administration's single-family dwelling loan program.

KEALAKEHE HOUSE LOTS III

Location: North Kona, Hawaii
TMK: 7-4-8:17,43 & 7-4-19:43

Proposing Housing Finance and Development
Agency: Corporation
Contact: Carleton Ching (543-2948)

The proposed development consists of two areas: a 90-acre residential portion of Kealakehe makai of the existing Kealakehe Village; and a 60-acre roadway corridor to be located along the northern border of Kealakehe.

The project is to be a residential community of approximately 400 housing units, consisting of up to 240 affordable units (60%) and up to 160 market units (40%). The 90-acre area will be subdivided into lots of 5,000 to 7,000 square feet. The proposed mixed-use planned community will include housing, a 5-acre community park, and public facilities, including the necessary sewer lines, water storage and transmission, telephone and electric substations, and roadways.

The proposed roadway will be located within a 300-foot corridor extending approximately 8,600 feet from the Queen Kaahumanu Highway to Kealakehe Street at the eastern boundary of the project area.

The project is being master planned by the State of Hawaii through its Housing Finance and Development Corporation and is intended to contribute to the implementation of the governor's Comprehensive State Housing Plan for West Hawaii. The proposed arterial roadway included in the project is viewed as an integral part of the project. It is intended to provide regional access to the property and to serve as a reliever route for existing traffic congestion on Palani Road.

KAWAIHAE EXPLORATORY WELL (WELL NO. 6448-01)

Location: South Kohala, Hawaii
TMK: 6-1-01:03

Proposing Department of Land and Natural
Agency: Resources, Division of Water and Land
Development
Contact: K. Gordon Akita (548-7496)

This project involves the drilling, casing and testing of a well 14 inches in diameter on the slopes of the Kohala Mountains. The proposed site is located on a 8,175.1-acre parcel owned by the State of Hawaii. It is about two miles northeast of Kawaihae Harbor and two miles inland from Kawaihae-Mahukona Road.

This project is part of the "Statewide Exploratory Well Drilling Program." The program's goal is to locate and to gather geo-hydrological data on the quality and quantity of new groundwater resources statewide.

If the well proves successful, it will be turned over to the Department of Hawaiian Home Lands as a domestic water source for their proposed project in Kawaihae. If not, the well will be sealed and the area restored, as much as practical, to its natural condition.

A working pad, approximately 5,000 square feet, will need to be cleared and graded for the drilling equipment and materials storage. An access road to the site may also be cleared and graded.

The ground elevation of the well is 1,350 feet. The well will be approximately 1440 feet deep with 1,340 feet of casing. The estimated cost of this project is \$920,000. It is anticipated to take nine months to complete.

KAWAIHAE HARBOR - BOATING IMPROVEMENTS

Location: South Kohala, Hawaii
TMK: 6-1-03:23

Proposing State Department of Transportation,
Agency: Harbors Division
Contact: Marshall H. Ando (548-2505)

Kawaihae Harbor is located on the northwest coast of the island of Hawaii. It provides facilities for commercial operations as well as recreational boating. This project is being proposed to offer a more organized boat mooring facility, which will maximize the use of the limited harbor basin area.

This project involves the construction of a wooden rack for dinghy storage behind the existing marginal wharf and the construction of a new marginal wharf. The existing marginal wharf is located at the "inner" South Small-Boat Harbor.

The new marginal wharf, approximately 8 feet wide and 220 feet long, will be constructed along the existing

~~breakwater in the southern corner of the basin. It will consist of a wooden deck supported on reinforced concrete piles with two ramps leading to the breakwater for access. Dredging is not anticipated.~~

- ~~o an 8,000-square-foot golf course maintenance building;~~
- ~~o parking areas to accommodate at least 148 cars and at least 25 coastal parking spaces for shoreline users; and~~
- ~~o public access and related improvements along the coastline for both pedestrian and vehicular traffic.~~

KAUAI

ANAHOLA RESIDENTIAL SUBDIVISION, UNIT 4

Location: Kawaihau, Kauai
TMK: 4-8-03:20 & 25; 4-8-15:48

Proposing Agency: Department of Hawaiian Home Lands
Contact: Stewart Matsunaga (548-2685)

The Department of Hawaiian Home Lands proposes to subdivide approximately 26.6 acres of land into ninety single-family residential lots. Each lot will have a minimum area of 7,300 square feet.

The project is located in the Anahola District of Kauai, approximately 14 miles north of Lihue. The County's General Plan designates the area as an Urban Residential District. The project is adjacent and mauka of existing Hawaiian homesteads. Canefields abut the site and extend mauka of it.

The estimated project cost is \$2.7 million.

The concept of this golf academy is to provide individuals with an opportunity to take an intensive, five-day course within a resort environment. It is designed to assist all serious golfers, regardless of handicap.

The parcel consists of about 138 acres. Of this, approximately 47 acres are in the conservation district.

The parcel is located immediately makai or east of the Lihue Airport. The proposed north/south airport runway extension separates the site from the balance of the Kauai Lagoons Resort. There is an existing easement through this runway extension site that will serve as access to the project.

PASSIVE MICROWAVE REPEATER STATION

Location: Omao, Kauai
TMK: 2-5-01:11

Permitting Agency: Department of Land and Natural Resources
Contact: Ed Henry (548-7837)

Applicant: Cybertel Corporation

JACK NICKLAUS GOLF ACADEMY

Location: Lihue, Kauai
TMK: 3-5-01:102

Permitting Agency: Department of Land and Natural Resources
Contact: Jay Lembeck (548-7837)

Applicant: Hemmeter/VMS Kauai Company V

The applicant proposes to construct the following:

- o an 18-hole golf course;
- o a 22,900-square-foot clubhouse that would accommodate two dining areas and a men and women's health club;
- o a 19,500-square-foot academy that would house classrooms, lecture theater, pro shop, office, and cart storage area;

The applicant proposes to attach a passive microwave repeater station for a cellular telephone system onto the legs of an existing electrical transmission tower. The repeater station will consist of two microwave dishes, an electronics cabinet, and a photovoltaic or solar generating unit. Each microwave dish will be approximately six feet in diameter.

The dishes will be placed approximately 15 feet above the ground on an existing 45-foot tower. This height is necessary to prevent interference from passersby. The repeater station will operate at less than a quarter of a watt, and should not pose a danger to humans.

The 24- by 36- by 8-inch electronics cabinet will be affixed to the base of the tower located in a clearing at the ridgeline between Omao and Lawai. The solar pane!

will be attached to the electronics cabinet.

Contact: Vince G. Bagoyo, Director (243-7730)

The proposed project permits a line of sight transmission between the applicant's proposed cellular telephone cells at Kukuiolono and Kilohana Crater. The project is expected to cost \$60,000.

The proposed project consists of a 100,000-gallon potable water tank and pipelines to an existing water main. This tank will replace an existing 12,000 gallon tank situated at a nearby site.

The land is owned by McBride Sugar Company and the tower is owned by Kauai Electric Company. The site is in the resource subzone of the conservation district.

The project will be located on a 0.22-acre site at an elevation of 1,015 feet on the northwestern slope of Haleakala. The site is adjacent to Kaupakalua Road in the Kaupakalua Homesteads.

MAUI

F & M CONTRACTORS - EQUIPMENT BASEYARD AND TEMPORARY FIELD OFFICE

Location: Kahului, Maui
TMK: 3-8-01:19

Permitting Agency: Department of Land and Natural Resources
Contact: Ed Henry (548-7837)

Applicant: F & M Contractors, Inc.

F & M Contractors proposes to use a 20,000-square-foot portion of Kahului Airport lands for a baseyard and temporary field office. The site has been cleared of weeds and is enclosed by a six-foot fence.

The site has been rented to the applicant for \$333 per month by the State Department of Transportation under Governor's Executive Order No. 2427. Now the Department of Land and Natural Resources and the State Department of Transportation wish to withdraw certain lands, including this site, from the purview of the executive order by terminating current lease or rental agreements and issuing new permits.

The site is located along Amala Place between parcels used by E.E. Black Construction Company and Vic's Towing Service.

The water tank will be above ground and constructed of glass-fused-to-steel panels with appurtenant valves and support equipment. The tank will be 20 feet high and 30 feet in diameter. It will be painted blue or green to blend into the surroundings.

Site work will include minimal grading due to previous agricultural land use. A 10-foot wide asphalt concrete road will be constructed to service the tank. The site will have security fencing around its perimeter.

OAHU

WITHDRAWAL OF NEGATIVE DECLARATION - EXISTING SHORELINE REVETMENT AND PROPOSED LAND EXCHANGE

Location: Koolauloa, Oahu
TMK: 5-9-01:38, 5-9-20:47 through 54

Proposing Agency: City and County of Honolulu, Department of Parks and Recreation
Contact: Steve Salis (527-6306)

The Department of Parks and Recreation is withdrawing this Negative Declaration pending a review of community concerns. This Negative Declaration was initially published in the September 23, 1989, OEQC Bulletin.

EIS PREPARATION NOTICES

The following actions have been determined to have significant impacts upon the environment. Environmental Impact Statements will be prepared for these projects. A 30-day consultation period commences with the initial publication of these projects in the bulletin (see deadline

OPAEPILAU TANK AND PIPELINE

Location: Makawao, Maui
TMK: 2-7-13:47

Proposing Agency: County of Maui, Department of Water Supply

dates). The purpose of soliciting comments during the consultation period is to establish the scope and the depth of coverage that the Draft EIS should have.

OAHU

KAAHUMANU PARKING STRUCTURE REDEVELOPMENT

Location: Honolulu, Oahu
TMK: 2-1-02:16, 20, 26, & 56

Accepting Authority: Department of General Planning

Proposing Agency: City and County of Honolulu, Department of Housing and Community Development

Please send your comments to:

Consultant: Colette Sakoda, Project Manager
R.M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817

Deadline: January 8, 1990

The Kaahumanu Parking Structure Redevelopment plan covers 1.83 acres of land comprising four parcels. The parcels are bounded by Nimitz Highway, Queen Street, Nuuanu Avenue, and Merchant Street. Three of the parcels are owned by the City and County of Honolulu; the fourth is owned by the State of Hawaii. The City will acquire or lease the state-owned parcel.

The overall redevelopment concept is a high quality urban complex combining residential, office, and commercial uses. The project area is proposed to be over 500,000 square feet.

Envisioned as a mixed-use development, the project will be a combination of a downtown hotel/condominium, a first-class office tower, and a commercial plaza with retail shops and restaurants. The plan is comprised of a multi-tower complex. The buildings will be bridged over Bethel Street at the upper level for pedestrian movement.

There are four components which are included in the plan. The "Promenade" is planned as a two-level shopping galleria providing 37,600 square feet of leasable area for retail, restaurant, and office space. The "Water Tower at Harbor Court" will provide 122 luxury two-bedroom, two-bath, hotel-condominium apartments. The tower will have about 171,000 square feet of space. The

"Pier Tower at Harbor Court" will add approximately 220,500 square feet of first-class office space to the inventory. Each floor will typically have about 11,000 gross square feet of space. The "Rampart Suites," a five-story structure, will be occupied by retail and commercial office activities.

All of the 462 existing parking stalls, 411 from the Kaahumanu parking garage and 51 from the old police station parking lot, will be replaced. A total of 1,035 stalls are planned in the new project. 462 stalls on the lower parking levels will be owned by the City and made available to the public, 122 spaces will be assigned to the hotel-condominium apartments (one per unit), and the remaining 451 spaces will be reserved for use by the office, retail, and commercial occupants of the "Pier Tower" and "Rampart Suites."

DRAFT ENVIRONMENTAL IMPACT STATEMENTS

A 45-day review period commences with the initial publication of these projects in the bulletin (see deadline dates). EISs listed in this section are available for review at the following repositories:

- o Office of Environmental Quality Control
- o Legislative Reference Bureau
- o Municipal Reference and Records Center (Oahu EISs)
- o University of Hawaii Hamilton Library
- o State Main Library
- o Kaimuki Regional Library
- o Kaneohe Regional Library
- o Pearl City Regional Library
- o Hilo Regional Library
- o Wailuku Regional Library
- o Lihue Regional Library
- o Branch library in closest proximity to the project

Please send your comments to the accepting authority with a copy to the applicant or proposing agency (see listed contacts). OEQC would also appreciate a copy of your comments.

HAWAII

ANAEHOOMALU BAY - INSTALLATION OF PERMANENT AND DAY-USE MOORINGS

Location: South Kohala, Hawaii

TMK: Adjoining 6-9-07:11

with a copy of your comments to:

Please send your comments to:

Accepting Authority: Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Applicant: Mauna Lani Resort
c/o Anne L. Mapes, Belt Collins & Associates
680 Ala Moana Blvd., Suite 200
Honolulu, Hawaii 96813

with a copy of your comments to:

Deadline: January 22, 1990

Applicant: Waikoloa Development Co.
c/o Anne L. Mapes, Belt Collins & Associates
680 Ala Moana Blvd., Suite 200
Honolulu, Hawaii 96813

Deadline: January 22, 1990

Waikoloa Development Co. proposes to install 17 moorings in Anaehoomalu Bay:

- o 11 permanent moorings will be used by commercial recreational vessels;
- o one mooring will be used for a training platform for novice windsurfers with the platform being returned to shore at the end of each day; and
- o five moorings will be for transient or day use for the public.

Additionally, Waikoloa proposes to implement a plan to manage recreational activities in the bay.

The proposed moorings will be installed primarily in sand or sand/rubble substrate. Coral heads will probably have to be removed on a very selective and limited basis. The proposed moorings will reduce the potential of anchor damage to live coral.

Mauna Lani Resort, Inc. proposes to develop a residential marina on an 88-acre waterfront parcel between the existing Mauna Lani Bay Hotel and Ritz-Carlton Mauna Lani, now under construction. Mauna Lani Cove will include 90 to 140 residential lots or units, a boat basin, commercial facilities and an interpretive center. The marina will have a capacity of 250 vessels, including residential moorings. A harbor master will manage operations at the high service marina.

Approximately 1.3 million cubic yards of material will be excavated for the channels and the boat basin. The dredged approach channel will be approximately 150 feet wide and 625 feet long, with a depth of 18 feet. Also part of the project is the relocation of two golf holes to a more mauka location and the construction of a flushing reservoir adjacent to one of the relocated golf holes.

Lateral public shoreline access will be enhanced, with a moveable-span pedestrian bridge ensuring both pedestrian access and passage of high-masted vessels. There will be a 10-foot-wide public pedestrian easement around the entire outer channel of the marina. Boating facilities for a fee and commercial amenities will be open to the public.

MAUI

LAHAINA MASTER PLANNED PROJECT

Location: Lahaina, Maui
TMK: 4-5-21:03, 04, 05, & 09

Please send your comments to:

MAUNA LANI COVE

Location: South Kohala, Hawaii
TMK: 6-8-22:1, 3, 9

Please send your comments to:

Accepting Authority: Hawaii County Planning Commission
c/o Duane Kanuha, Director
Hawaii County Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Accepting Authority: Governor, State of Hawaii
c/o Marvin T. Miura, Director
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Proposing Agency: Housing Finance and Development Corporation
c/o Frank Brandt, PBR Hawaii
1042 Fort Street, Suite 300
Honolulu, Hawaii 96813

Deadline: January 22, 1990

The State of Hawaii, Housing Finance and Development Corporation (HFDC), is proposing to develop about 4,800 residential units on approximately 1,120 acres in the Wahikuli area of Lahaina, Maui. HFDC estimates that it will take 10 years to complete the project. The cost of the project is estimated at between \$660 and \$700 million, excluding the golf course, which will be developed by private interests.

HFDC's role in the project is to obtain necessary land use designations, provide for economic incentives, and construct necessary infrastructure. Actual development of the homes will be by private interests following HFDC guidelines.

The lands on which the project is planned are ceded lands owned by the State of Hawaii. These lands are currently designated for agricultural use by the State Land Use Commission. A portion of the project falls within Maui County's Special Management Area.

Of the 4,800 units, approximately 67 percent will be within the affordable price range and about 33 percent will be market priced. The project will include single family homes as well as multifamily dwellings. Rental and sale units will be offered. A portion of the project will be dedicated to elderly and special needs groups.

OAHU

HAZARDOUS WASTE INCINERATOR

Location: Ewa, Oahu
TMK: 9-1-26:28

Please send your comments to:

Accepting Authority: City & County of Honolulu
Department of Land Utilization
650 South King St., 7th Floor
Honolulu, HI 96813

with a copy of your comments to:

Applicant: Advanced Technology Incineration
c/o Bruce Huddleston
2304 Mackay Lane
Redondo Beach, CA 90278

Deadline: December 22, 1989

Initially published as a Draft EIS on November 8, 1989.

Advanced Technology Incineration, Inc. proposes the construction of a hazardous waste incinerator, the TWI-300, in Campbell Industrial Park. The proposed site will be located on Kaomi Loop, directly across from a lot occupied by Maui Land and Pineapple. The site will be surrounded by an eight-foot chain link fence, topped with barbed wire, and clearly marked with warning signs.

The incinerator will use the Best Available Control Technology (BACT) to treat liquid organic waste in accordance with U.S. Environmental Protection Agency and State Department of Health regulations.

The hazardous waste feed and combustion air will be mixed in a refractory lined combustion chamber at 2,200 degrees Fahrenheit. The waste will be introduced through an air atomizing nozzle. The tangential introduction of secondary combustion air will provide a swirling flow to maximize combustion efficiency and reduce flame temperature to minimize nitrogen-oxide generation.

The products of combustion then enter the afterburner. The bluff body used to separate the burner from the afterburner generates a large recirculation zone which promotes intimate mixing of combustion products and excess air at a temperature of 1,800 degrees Fahrenheit.

The burner/afterburner residence time is 2.5 seconds. Ammonia injection is used to reduce the stack gas nitrogen-oxide level.

The TWI-3000 features a dry gas scrubbing technology which does not generate a liquid discharge. The products of combustion exit the afterburner and enter the spray dryer. A lime slurry is injected into the combustion products at the spray dryer inlet. The water in the lime slurry evaporates and reduces the temperature to 300 degrees Fahrenheit. The lime reacts with hydrogen chloride, hydrogen fluoride, hydrogen bromide, and sulfur dioxide in the stack gas to form a neutral salt precipitate. A portion of the precipitate will be collected in the spray

dryer hopper, and the remainder will be collected in the baghouse. The particulates of combustion are removed by singed nomex filter bags.

Storage tanks located in a containment vessel will be used to store the hazardous waste prior to incineration. Secondary containment will be provided in case of failure of the primary containment vessel. A drain system will be provided to transfer any liquid in the containment vessel into a storage tank. A double polyethylene liner beneath the containment vessel will be used to prevent the contact of hazardous waste with the soil. The containment vessel will be covered to keep out rain, and a six-inch curb will be used to prevent water run-on.

KAWAINUI MARSH FLOOD DAMAGE MITIGATION PROJECT

Location: Kailua, Oahu
TMK: 4-2-16:01, 02

Please send your comments to:

Accepting Authorities: Mayor, City & County of Honolulu
c/o Department of General Planning
650 South King St., 8th Floor
Honolulu, HI 96813

and

Governor, State of Hawaii
c/o OEQC
465 South King St., Room. 104
Honolulu, HI 96813

with a copy of your comments to:

Proposing Agency: Sam Callejo, Director and Chief Engineer
City & County of Honolulu, Department of Public Works
650 South King St.
Honolulu, HI 96813

and

Consultant: James Dexter
M & E Pacific
1000 Bishop St., Suite 500
Honolulu, HI 96813

Deadline: December 22, 1989

Initially published as a Draft EIS on November 8, 1989.

The City and County of Honolulu proposes to implement a plan to increase the ability of Kawainui Marsh to distribute and store stormwater runoff in order to reduce the potential for flooding of Coconut Grove. The purpose of this action is to meet or exceed the design objective of 3,000 acre-feet of flood storage capacity established for the original Corps of Engineers' project. This action is proposed as an alternative to the construction of a channel through the marsh.

There are three construction elements to the plan:

1. open approximately 10 acres of new waterways,
2. protect the levee from overflows, and
3. provide for the rapid evacuation of overflow water from Kaelepulu Stream into the Oneawa outlet canal.

In addition, the plan calls for the construction of sediment and vegetation settling and handling basins, needed for long-term maintenance of the waterways.

The waterways are proposed to be opened using three methods:

1. mechanical removal of marsh material,
2. explosives to blow apart the vegetation mat, and
3. the use of herbicides.

Herbicides will be used for initial clearing and control of water hyacinth, but not for long-term maintenance.

To protect the levee, a combination of concrete cap and stone revetment will be used on approximately 1,400 feet of existing levee where the water concentrates. Additionally, 3,000 feet of levee will be raised by about 2.5 feet.

In order to evacuate flood water rapidly from Kaelepulu Stream, a new outlet structure to Oneawa Canal at the northern end of the stream will be constructed. A low flow weir will be constructed in the City's emergency ditch to maintain minimum water levels in the marsh.

WAIKIKI LANDMARK, REVISED DRAFT ENVIRONMENTAL IMPACT STATEMENT

Location: Waikiki, Oahu

TMK: ~~2-16-14:39, 41, 43, 44, 49, 50, 52-56, &~~
59

the effects of dewatering during
construction was needed.

Please send your comments to:

The Department of Land Utilization is resubmitting this document as a Draft EIS to address these issues.

Accepting Authority: City and County of Honolulu
Department of Land Utilization
650 South King St., 7th Floor
Honolulu, HI 96813

If all government approvals are obtained as projected, the construction is expected to begin in the summer of 1990 and be completed in the summer of 1992.

with a copy of your comments to:

Applicant: Bel-Landmark, Inc.
c/o Eric Parker, DHM Planners, Inc.
1188 Bishop St., Suite 2405
Honolulu, HI 96813

FINAL ENVIRONMENTAL IMPACT STATEMENTS

Deadline: January 6, 1990

The following EISs have been submitted for acceptance. All comments received by the applicant or proposing agency, and corresponding responses, should be contained within the Final EIS. Those who wish to contest the acceptance of an EIS have a 60-day period in which to initiate litigation. The 60-day litigation period starts from the date of publication of an EIS's acceptance.

Initially published as a Draft EIS on November 23, 1989.

Bel Landmark Inc. proposes to construct a mixed-use residential/commercial development on a 2.856-acre site referred to as the "Waikiki Triangle." The site is bordered by Ala Wai Boulevard, Kalakaua Avenue, and McCully Street. It is located within the Resort Commercial Precinct of the Waikiki Special District.

HAWAII

The proposed Waikiki Landmark will include:

- o 188 residential condominiums,
- o 30,553 net square feet of commercial space, including retail stores and restaurants, and
- o 589 parking stalls.

HAWAII COMMODITIES IRRADIATION FACILITY

Location: Hilo, Hawaii
TMK: 2-1-12:106, 107, & 108

Proposing Agency: Department of Business and Economic Development

Accepting Authority: Governor, State of Hawaii

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

Initially published as a Final EIS on December 23, 1988.

OAHU

HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

Location: Honolulu, Hawaii
TMK: 3-1-42:09 & 33

Proposing Department of Accounting and

The development concept is twin towers with a height of 320 feet. The design will consist of two slender towers connected at the top five floors with 80 feet of open space between the towers.

The Final EIS for this project was withdrawn by the applicant when it became apparent that:

- 1) the potential for the future development of a rapid transit station on a portion of the property needed to be addressed in greater detail,
- 2) existing and pending modifications to the zoning regulations and their relationship to the proposed development needed to be clarified, and
- 3) additional information on issues such as

Agency: General Services

system.

Accepting Authority: Governor, State of Hawaii

Phase 4.

Construction of concrete curbs and gutters at strategic locations on Aalapapa, Mokolea, Kehaulani and Poopoo Drives to collect and convey runoff to a new underground drainage pipe system.

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

Initially published as a Final EIS on August 8, 1989.

LANIKAI FLOOD CONTROL PROJECT

Location: Kailua, Oahu
TMK: 4-3-01 through 05

Proposing Agency: City & County of Honolulu
Department of Public Works

Accepting Authority: Mayor, City & County of Honolulu

Status: Accepted by the Mayor on November 24, 1989.

Initially published as a Final EIS on October 23, 1989.

The City and County of Honolulu, Department of Public Works, is proposing to construct drainage improvements in Lanikai. These improvements are being proposed to handle storm runoff that has caused flooding and extensive property damage. The drainage improvements are to be constructed in four phases:

- Phase 1. Construction of overflow swales in the four existing beach rights-of-ways from Mokulua Drive to the seaward boundary.
- Phase 2. Construction of a concrete drainage channel along the entire length of the "Lanipo Ditch." The channel would extend into the ocean to eliminate the sand blockage problem experienced at the channel outlet.
- Phase 3. Reconstruction of Mokulua Drive with adequate longitudinal and transverse slopes for drainage, concrete curbs, gutters, and an underground drainage collection

This Final EIS is for Phase 1 only. Supplemental EISs will be prepared for Phases 2, 3, and 4. Phase 1 of the project is estimated to cost \$200,000 and is tentatively scheduled for construction in April 1990.

NOTICES

SEMINAR ANNOUNCEMENT - THE DESIGN OF GROUND WATER QUALITY MONITORING STRATEGIES FOR AGRICULTURAL ENVIRONMENTS

Location: State Capitol, Senate Room 212
Date: December 13, 1989
Time: 10:00 a.m. to Noon

The Office of Environmental Quality Control will be sponsoring a presentation by Dr. R. Rajagopal, Professor in the departments of Geography and Civil/Environmental Engineering of the University of Iowa. He is an expert in ground water quality assessments.

If you will be attending, please notify Caroline Albano at 548-6915.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Location: State Capitol, Room 225
Date: December 13, 1989, Wednesday
Time: 5:00 p.m.

The following items will be discussed:

- o Exemption List Amendment Request of the Hawaii Housing Authority
- o EIS Rules Revision
- o Annual Report

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules
entitled "Shoreline Certification"

Date: Dec. 8, 1989 Number: 89-23

NOTICE OF APPLICATION: Application available for inspection at
District Land Offices on the islands of Kauai, Hawaii and Maui and at
Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

| LOCATION | APPLICANT | TAX MAP KEY | DATE RECEIVED |
|--|--|-------------|---------------|
| 1) <u>Lot 1-C, Ld. Ct.</u> <u>App. 1618 (as</u> <u>shown on Map 2)</u> (Lalamilo, South Kohala, Hawaii) | Wes Thomas & Assoc., Inc. for Patricia S. O'Kieffe | 6-6-02:28 | 11/16/89 |
| 2) <u>Lot 15 of Sunset</u> <u>Beach Lots (File</u> <u>Plan 256) 59-457</u> Ke Waena Rd. (Pupukea, Koolau- loa, Oahu) | A Surveyor for Ms. Rai Saint Chu | 5-9-3:33 | 11/16/89 |
| 3) <u>Lot 1098, Ld. Ct.</u> <u>App. 242 (Puuloa,</u> <u>Ewa, Oahu)</u> | Walter P. Thompson, Inc. for Bernice Tong | 9-1-23:32 | 11/24/89 |
| 4) <u>Por. of Koko</u> <u>Head Regional</u> <u>Park (Maunaloa,</u> <u>Oahu)</u> | ControlPoint Surveying and Engineering, Inc. for C&C of Honolulu, (Dept. of Parks & Rec.) | 3-9-12:02 | 11/28/89 |
| 5) <u>R.P. 3951, L.C.</u> <u>Aw. 6663, Ap. 1</u> <u>to Mahoe (Kupeke,</u> <u>Molokai)</u> | Charles M. Busby for Katherine Lee Barrett | 5-7-06:02 | 11/27/89 |
| 6) <u>Por. of R.P.</u> <u>7819, L.C. Aw.</u> <u>8559-B, Ap. 8</u> <u>to Wm. C. Luna-</u> <u>lilo (Puapuaa</u> <u>2nd, N. Kona,</u> <u>Hawaii</u> | Wes Thomas & Assoc., Inc. for Weiser and Jung Developers, Inc. | 7-5-20:21 | 11/30/89 |

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Comments on application may be made in writing to the State Land Surveyor
at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu
within fourteen (14) days of this notice.

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

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|--|--|--------------------|----------------------|
| Page 2 (continued) | | | |
| 7) Por. of Papaa & Aliomanu, Por. of Moloaa Hui Land (Papaa, Aliomanu, Koolau, Kawaihau, Kauai) | Towill, Shigeoka and Associates, Inc. for Ronald C. Yanke | 4-9-05:4 | 12/1/89 |
| 8) Lot 36, Block A (Map 1) of Ld. Ct. App. 1596 (Wailupe, Waikiki, Oahu) | Wm. Dean Alcon and Associates for Wailupe Peninsula Community Trust | 3-6-01:36 | 11/30/89 |
| 9) Lot 928 of Ld. Ct. App. 1052 (Makaha, Waianae, Oahu) | Wm. Dean Alcon and Associates for Julia DiCarlo | 8-4-1:16 | 11/30/89 |
| 10) Lot G of Ld. Ct. App. 1052 (Makaha, Waianae, Oahu) | Wm. Dean Alcon and Associates for John Aleckner | 8-4-01:7 | 11/30/89 |
| 11) Lot 926 of Ld. Ct. App. 1052 (Makaha, Waianae, Oahu) | Wm. Dean Alcon and Associates for Haile Chace | 8-4-01:14 | 11/30/89 |
| 12) Lot 927 of Ld. Ct. App. 1052 (Makaha, Waianae, Oahu) | Wm. Dean Alcon and Associates for Richard Cayer | 8-4-01:15 | 11/30/89 |

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LOCATION APPLICANT TAX MAP KEY DATE RECEIVED

Page 3 (continued)

| | | | |
|--|---|-----------|---------|
| 13) <u>Por. of Grant</u> <u>8000 to John S.</u> <u>MacKenzie, Por.</u> <u>of Lot F of</u> <u>Sunset Beach</u> <u>Lot (File Plan</u> <u>373) (Pupukea,</u> <u>Koolauloa, Oahu)</u> | Wm. Dean Alcon and Associates for Jeff Eick | 5-9-20:29 | 8/21/89 |
|--|---|-----------|---------|

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

| LOCATION | APPLICANT | TAX MAP KEY | DATE CERTIFIED (C) OR REJECTED (R) |
|---|--|----------------|---------------------------------------|
| 1) <u>Lot A, R.P.</u> <u>1699, L.C. Aw.</u> <u>8516-B, Apana 3</u> <u>to Kamaikui</u> <u>(Kahului 2nd,</u> <u>N. Kona, Hawaii)</u> | Wes Thomas & Assoc., Inc. for Coolidge Carter and Hugh J Ritchie | 7-5-21:04 | 11/28/89(C) |
| 2) <u>Lots 59-B, 59-D</u> <u>& B (Por. of</u> <u>Lots 63 & 64)</u> <u>Makena Beach</u> <u>Lots (Palauea,</u> <u>Hanuaula,</u> <u>Makawao, Maui)</u> | ControlPoint Survey- ing and Engineering, Inc. for Maude Sigler and Roy Okumura | 2-1-11:05 & 29 | 11/28/89(C) |
| <u>Lot 28 (Map 2)</u> <u>Ld. Ct. App. 505</u> <u>Lanikai Beach</u> <u>Trust, 974</u> <u>Mokulua Drive</u> <u>(Kailua, Koolau-</u> <u>poko, Oahu)</u> | Sam O. Hirota, Inc. for Leland Postil | 4-3-07:66 | 11/28/89(C) |
| 4) <u>Lot 71 of Ld. Ct.</u> <u>App. 1744 (Maui</u> <u>Marriott Resort)</u> <u>(Hanakaoo,</u> <u>Lahaina, Maui)</u> | Warren S. Unemori Enginnering, Inc. for Azabu Bldg. Co., Ltd. | 4-4-06:39 | 11/28/89(C) |

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| Page 2 (continued) | | | |
| 5) <u>Lot 15, Ld. Ct.</u> <u>App. 1867, Kanoa</u> <u>Beach Lots</u> (Kawela, Molokai) | Charles M. Busby for Ernesto & Carol Deutsch | 5-4-17:13 | 11/28/89(C) |
| 6) <u>Lot 1017, Ld. Ct.</u> <u>App. 1052 (Makaha,</u> <u>Waianae, Oahu)</u> | Imata & Associates, Inc. for Kiyoko Akase | 8-4-08:15 | 11/28/89(C) |
| 7) <u>Lots 1-B, 2-A,</u> <u>2-B & 3, Ld. Ct.</u> <u>App. 739 (Kalua-</u> <u>hole, Wākiki,</u> <u>Oahu)</u> | Harry Au & Assoc., Inc. for Uemoto International Corp. | 3-1-36:8 & 9 | 11/28/89(C) |
| 8) <u>1240 Mokula St.</u> <u>Lots 3 & 4 of</u> <u>Ld. Ct. App. 616</u> (Lanikai, Koolau- poko, Oahu) | Cummins and Cummins for Dr. James Watson | 4-3-05:76 | 11/28/89(C) |
| 9) <u>18-667 Hoomana</u> <u>Pl., Lot 25 of</u> <u>Ld. Ct. App. 1810</u> (Mokuleia, Waialua, Oahu) | Robert K. Sing for Grand View Apts., Inc. | 6-8-10:11 | 11/28/89(C) |

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