

# OEQC BULLETIN



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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 Bulletin Publication Form with all submittals. These forms can be obtained by calling OEQC at 548-6915.

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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**

**HONOKAA HIGH SCHOOL - NEW AUTO SHOP**

Location: Hamakua, Hawaii  
TMK: 4-5-10:76

Proposing Agency: Department of Accounting and General Services

Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes to construct a new 8,930-square-foot auto shop at Honokaa High School. The auto shop will be located within the Honokaa High School grounds, directly off of Pakalana Road. The building will be a single story, concrete and masonry structure. The total cost of the project is estimated at \$1,459,200. The project is being constructed to meet the Department of Education's specifications.

**ENVIRONMENTAL HEALTH FACILITY**

Location: Hilo, Hawaii  
TMK: 2-2-32:30

Proposing  
Agency: Department of Health  
Contact: Harold Matsuura (961-7275)

The Department of Health's Hawaii District Health Office proposes to construct a new 6,000-square-foot, one-story building for their environmental health program's staff. The new facility will be located on Kamehameha Avenue adjacent to the KK-Tei Restaurant, the Waiakea Recreational Center and the Waiakea Health Center in Hilo. Approximately 24 administrative, office and technical staff are projected to operate from the facility. A total of 24 parking stalls will be provided on site. The total cost of the project is \$935,000.

KULANI CORRECTIONAL FACILITY CLASSROOM BUILDING - CONSERVATION DISTRICT USE APPLICATION

Location: South Hilo, Hawaii  
TMK: 2-4-08:09

Proposing  
Agency: Department of Accounting and General Services  
Contact: Teuane Tominaga (548-4560)

The Department of Accounting and General Services proposes to construct a classroom building at the Kulani Correctional Facility. The 144-by-30-foot, single-story building will have four classrooms and an office. The total cost of the project is \$413,000.

HOOKENA SCHOOL DRIVEWAY AND CHAINLINK FENCE

Location: South Kona, Hawaii  
TMK: 8-6-10:09 & 12

Proposing  
Agency: Department of Accounting and General Services  
Contact: Lloyd Ogata (548-5742)

The Department of Accounting and General Services proposes to construct a new driveway and a 12-foot-high chainlink fence. The driveway will be approximately 700 lineal feet and 20 feet wide. The chainlink fence will be

about 240 feet long and will be located along the Mamalahoa Highway. The estimated cost of the project is \$161,000. The project is being undertaken to create safer traffic conditions.

WATANABE RESIDENCE AT SOUTH KONA - CONSERVATION DISTRICT USE APPLICATION

Location: South Kona, Hawaii  
TMK: 8-6-13:49

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

Applicant: Masaharu and Dorothy Watanabe

The applicant proposes to construct a single family dwelling in a limited subzone of the Conservation District. The dwelling will be a two-story, two-bedroom, and two-bath structure. Construction will involve the following:

- o Clearing of weeds from the lot. Nearly all of the trees will be untouched.
- o A concrete foundation will be poured as well as a concrete driveway.
- o The existing stone wall will be rebuilt to its former height of three feet, using the existing stones, now fallen from disrepair.
- o An existing well will be converted into a cesspool and a sewer line will be hooked up from the house.

The property was graded sometime in May 1989, prior to the submission of the Conservation District Use Application. This grading is an after-the-fact violation of Section 183-41, Hawaii Revised Statutes, relating to forest and water reserve zones.

MOLOKAI

LEGRANDE RECREATIONAL CABIN - AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION

Location: Wailau, Molokai  
TMK: 5-9-05:74

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

Applicant: Douglas LeGrande

The applicant is seeking an after-the-fact Conservation District Use Permit for a 12-by-16-foot wooden structure. The post and beam structure is made of cedar and redwood with a corrugated aluminum roof. It was built for occasional use in lieu of tent camping. The structure is closed and locked to protect camping and fishing equipment for its occasional use during the summer months.

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## OAHU

### KAHANA BAY BEACH PARK IMPROVEMENTS

Location: Koolauloa, Oahu  
TMK: 5-2-05.03

Proposing City and County of Honolulu  
Agency: Department of Parks and Recreation  
Contact: Walter M. Ozawa (527-6343)

The Department of Parks and Recreation is proposing to construct a bathhouse, private wastewater treatment facility, outdoor showers and related site improvements at Kahana Bay Beach Park. The bathhouse will be 36 feet long by 19 feet wide by 11 feet high. The new wastewater treatment facility will have both primary and secondary treatment units. It is designed to treat waste loads well above that which are expected to be generated by the estimated 900 weekly park users. With the exception of the pumping mechanism which will be located within the bathhouse, all components of the wastewater treatment facility will be underground and covered by a concrete slab which will be used as a walkway entryway to the new bathhouse.

Kahana Bay is a long, narrow beach park which stretches approximately one-third of a mile. At present, there is only one comfort station. This comfort facility is located at the Kahuku end of the park and does not adequately serve park users along the Kaneohe end of the park. Park users on this end are now crossing the busy Kamehameha Highway to use the state park's comfort station. The new bathhouse will be situated

approximately 1,200 feet from the existing facility and should eliminate the potential hazards of users crossing the highway.

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### KAWAINUI COMMUNITY PARK - INSTALLATION OF DISASTER WARNING AND COMMUNICATION DEVICES

Location: Koolaupoko, Oahu  
TMK: 4-2-16:01

Proposing  
Agency: State Civil Defense Agency  
Contact: Norman Ogasawara (734-2161)

The State Civil Defense Agency is proposing to install a disaster warning siren in Kawainui Community Park, which is owned by the City and County of Honolulu. The purpose of this siren is to alert the public of any disaster should the need occur. The total cost of the project is \$31,000.

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### WAIPAHU ABANDONED/TOWED VEHICLE STORAGE AREA

Location: Waipahu, Oahu  
TMK: 9-3-02:09

Proposing City and County of Honolulu  
Agency: Building Department  
Contact: Alex Ho (523-4150)

The City Finance Department is proposing the establishment of a facility for the temporary storage of abandoned and towed vehicles on a four-acre site on Waipio Peninsula in Waipahu. The Building Department will implement the design and construction of the facility. After completion of construction, the facility will be turned over to the Motor Vehicle Control Section of the Department of Finance.

The facility will be used by a private contractor employed by the City for the removal of abandoned and other towed vehicles in the Waipahu and Ewa area. The contractor will be delegated the responsibility for maintenance and security of the facility.

The facility will have sufficient area for the storage of about 150 abandoned and towed vehicles. The proposed

site will be used for storage only. Other activities such as auto wrecking, selling of automobile parts, etc. will not be allowed.

For security reasons, a chainlink fence will be constructed to supplement the existing fencing around the facility and a guard shed will be constructed at the entrance.

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### EIS PREPARATION NOTICES

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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 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.

#### HAWAII

##### HYATT REGENCY WAIKOLOA - WAIULUA BAY DREDGING AND DOCK INSTALLATION PROJECT

Location: South Kohala, Hawaii  
TMK: 6-9-07:14

Accepting Authority: Department of Land and Natural Resources

Applicant: HRW Limited Partnership

Please send your comments to:

Consultant: Anne Mapes  
Belt Collins and Associates  
680 Ala Moana Boulevard, Suite 200  
Honolulu, Hawaii 96813

Deadline: February 7, 1990

The applicant, HRW Limited Partnership, is the owner of the Hyatt Regency Waikoloa. As amenity for the self-contained hotel complex, the applicant would like to provide open access by boat to the ocean. The dredging of a channel in Waiulua Bay and the construction of a dock and related improvements are proposed to enable recreation boats to pick up and drop off passengers at a

docking facility. The dock would be available for the use of hotel guests and the general boating public.

Principal features will include:

- o a 75-foot-wide, 800-foot-long channel located to take advantage of natural wave protection and minimize excavation,
- o an 80-foot-long passenger loading dock to be made an integral part of the existing shoreline berm,
- o a 100-foot by 120-foot maneuvering area at the loading dock site,
- o a rubble mound groin surrounding the docking area, and
- o a temporary construction roadway.

The proposed access channel and dock will be designed to accommodate a 50-foot-long craft with a 15-foot beam and 5-foot draft. This size excludes larger cruise vessels and conventional keeled sailboats. The Hyatt's concessionaire, Nick's Aqua Sports, plans to have a 50-foot catamaran, 40-foot monohull, and 40-foot dive boat. It is assumed that boats will enter and leave the bay under power.

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#### LANAI

##### LANAI AIRPORT IMPROVEMENTS

Location: Lanai  
TMK: 4-9-02:01, 41, 46, & 47

Accepting Authority: Governor, State of Hawaii

Proposing Agency: State Department of Transportation  
Airports Division

Please send your comments to:

Consultant: Reggie Suzuka  
Paren, Inc.  
567 South King Street, Suite 300  
Honolulu, Hawaii 96813

Deadline: January 22, 1989

The State of Hawaii, Department of Transportation, Airports Division, is proposing to improve the existing

Lanai Airport as recommended in the 1989 Lanai Airport Master Plan. The recommended improvements include acquiring 390 acres of private lands. The proposed improvements are as follows:

- o Runway 3-21 will be extended by 2,000 feet to the northeast (total length will be 7,000 feet);
- o The existing 5,000-foot runway will be overlaid and strengthened;
- o A parallel taxiway and new entry/exit taxiways will be constructed;
- o Runway safety areas, blast pads, and holding aprons will be provided at both ends of Runway 3-21;
- o An instrument landing system and approach lighting system will be installed on Runway 3;
- o A precision approach path indicator and runway end indicator lights will be installed on Runway 21;
- o High intensity runway lights will be installed along the runway extension as well as the existing runway;
- o Medium intensity taxiway lights will be installed on the new and existing taxiways;
- o An automated weather observing system will be installed near the end of Runway 3;
- o A new passenger terminal building will be constructed to accommodate both scheduled air carrier and commuter airlines;
- o A new public, employee, and rental car parking lot will be built;
- o The aircraft parking apron will be extended at the southwest and northeast ends;
- o A new facility to consolidate air cargo operations is proposed together with truck and vehicular parking;
- o New general aviation facilities are proposed;
- o The old passenger terminal and cargo buildings will be demolished; and
- o A new helicopter air taxi facility will be developed if the demand warrants it.

The proposed improvements are estimated to cost approximately \$51,903,000 in 1989 dollars and will be implemented in phases to ease the financial burden on the state. The improvements are being proposed to

accommodate DC-9 and Boeing 737-type aircraft used in interisland air carrier jet service. These improvements will meet air carrier needs through 2005.

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## MOLOKAI

### NEARSHORE DESILTING PROJECT

Location: Makolelau, Molokai  
TMK: 5-5-01:22, 32, & 38

Accepting Authority: Department of Land and Natural Resources

Applicant: Grace Land Investments, Inc.

Please send your comments to:

Consultant: William A. Brewer  
Brewer/Brandman Associates  
1188 Bishop Street, Suite 3411  
Honolulu, Hawaii 96813-3314

Deadline: February 7, 1990

The proposed action involves the removal of an estimated 5,000 to 10,000 cubic yards of accumulated silt deposits from the nearshore and intertidal zone. The proposed project site encompasses an area of about six acres and is located between Panahaha and Kawiu Fish Ponds. Both fish ponds and adjacent uplands are owned in fee by the applicant. The objective of this project is to restore the recreational potential of a 600-foot-long beach.

A six-inch portable hydraulic cutterhead suction dredge, deployed on pontoons, would be utilized to remove unconsolidated deposits and restore the natural grade to the nearshore and intertidal zones. The dredge can move approximately 200 cubic yards of material per hour up to a distance of 3,000 feet. Dredge spoils, consisting largely of silt, would be pumped via pipeline to a previously cleared dewatering site located on the north side of Kamehameha V Highway (East Molokai Road). The dewatering site encompasses about 2.25 acres of generally flat, previously disturbed, Agriculture-zoned land. The pipeline would be routed under the highway through an existing drainage culvert. The project would be undertaken and completed within six months following issuance of appropriate permits.

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**DRAFT ENVIRONMENTAL IMPACT STATEMENTS**

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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**

**ANAEOHOMALU BAY - INSTALLATION OF PERMANENT AND DAY-USE MOORINGS**

Location: South Kohala, Hawaii  
TMK: Adjoining 6-9-07:11

Please send your comments to:

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

with a copy of your comments to:

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.

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**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

with a copy of your comments to:

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

Deadline: January 22, 1990

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.

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.

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## MAUI

### LAHAINA MASTER PLANNED PROJECT

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

Please send your comments to:

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

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## OAHU

### KAPOLEI BUSINESS-INDUSTRIAL PARK

Location: Ewa, Oahu  
TMK: 9-1-14:02  
9-1-15:01, 13, & 16

Please send your comments to:

Accepting Authority: City and County of Honolulu  
Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: James Campbell Estate  
c/o William E. Wanket  
Pacific Tower 660  
1001 Bishop Street  
Honolulu, Hawaii 96813

Deadline: February 6, 1990

Campbell Estate is proposing a Development Plan Amendment primarily from Agriculture to Industrial Use.



Approximately 19 acres will be converted from Agriculture to Commercial Use. A total of approximately 552 acres are being proposed for redesignation.

Of this, 109 acres are being proposed for Maritime Industrial Use, 56 acres of which are destined to be used by the state for the expansion of Barber's Point Harbor. Approximately 423 acres will be for Intensive Industrial Use as an expansion to the existing James Campbell Industrial Park.

The land is adjacent to Campbell Industrial Park and is within the general vicinity of Barber's Point Harbor. The site also lies close to the City of Kapolei.

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MALULANI SPORTS COMPLEX

Location: Koolaupoko, Oahu  
TMK: 4-6-06:01, 04, 07, 09, 11, 13, 15, 22-44,  
48-51  
4-6-16:31 & 32

Please send your comments to:

Accepting Authority: City and County of Honolulu  
Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Nanatomi Hawaii, Inc.  
c/o Vincent Shigekuni  
Helber, Hastert and Kimura Planners  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Deadline: February 6, 1990

The proposed project is located in Hee'ia Kea Valley, in the vicinity of the Hee'ia Kea Pier and Boat Harbor. The total project area is approximately 220 acres.

Nanatomi Hawaii proposes the development of a sports complex on the property, including an 18-hole golf course, golf clubhouse with dining facilities, meeting and function rooms, three tennis courts, an aerobics facility, a health spa and associated fitness facilities, as well as approximately 30 to 35 single-family homes.

A par 70, 18-hole golf course will be designed to use as

much of the existing area, terrain and vegetation for challenging play. Water features will be distributed throughout the site to function as fairway amenities as well as irrigation reservoirs and siltation basins. The golf course will be open for public play for a fee.

Nanatomi Hawaii will dedicate approximately nine acres of the property for community-oriented facilities. Approximately one acre will be dedicated for the realignment of Kamehameha Highway near the entrance to the Hee'ia Kea Pier and Boat Harbor. By realigning a short segment of Kamehameha Highway, a three-acre area will be available for a public beach park and the expansion of boat harbor facilities. Approximately five acres of land mauka of the realigned highway could be used as a site for an amphitheater, hula halau and picnic area.

Hiking trails and a four acre campground accessible to the windward community with a permit from Nanatomi Hawaii are also planned.

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HONBUSHIN MISSION INTERNATIONAL OF HAWAII

Location: Mililani, Oahu  
TMK: 9-5-01:65

Please send your comments to:

Accepting Authority: City and County of Honolulu  
Department of General Planning  
650 South King Street  
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Honbushin Mission International of Hawaii  
c/o Gerald Park, Urban Planner  
1245 Young Street, Suite 201  
Honolulu, Hawaii 96814

Deadline: February 6, 1990

Honbushin Mission International of Hawaii is requesting a State Land Use District Boundary Amendment from an Agricultural to Urban designation and an amendment to the Central Oahu Development Plan from Agriculture to Public and Quasi-Public Use. The requested changes in land use designations are for 15 acres in the ahupuaa of Waipio in the Ewa District. The property is a part of a larger 143-acre parcel.

The Honbushin Mission desires to establish facilities for a retreat program of meditation, physical exercise, seminary training, and meetings in addition to its continuing agricultural activities. The retreats are planned for up to 120 participants, who would gather for sessions lasting five weeks. Four sessions per year are proposed.

Participants will be housed in two new attached buildings to be constructed on the western edge of the property. The two-story, 28,700-square-foot buildings will have 36 lodging units with bath facilities but no kitchens.

Two separate, new buildings of approximately 1,400 square feet each will be constructed for use as a seminary training center. The buildings will accommodate ten men and ten women.

An existing, one-story, 3,900-square-foot garage will be renovated and converted into an eight-unit dormitory accommodating 24 volunteer farm workers. There will be bathing facilities but no kitchens.

A second existing garage of approximately 3,900 square feet will be converted into four attached dwelling units to house the Mission's staff of 15 to 20 people, including the staff's families. These units will be equipped with kitchen and bath facilities.

A new single-story, 2,600-square-foot kitchen and dining room will be constructed to provide meals to persons on-site.

A second greenhouse of approximately 5,400 square feet will be erected adjacent to an existing greenhouse. The 15-foot high structure will be constructed of steel framing, with fiberglass roof and walls.

A 17,000-square-foot outdoor earthen amphitheater will be constructed. The floor will be set four feet below grade with a 4,000 square foot triangular stage.

A 1,600 square foot ceremonial tea house will be constructed on a point of land overlooking Waipio Acres in the southwestern corner of the property. The wooden structure will be oriental in design and sited amidst a landscaped Japanese garden.

An existing parking lot will be supplemented by two new lots. A six-stall lot with a loading space will be constructed to the immediate south of the proposed kitchen and dining building. A second parking area with

space for 18 vehicles, four buses and two loading spaces will be constructed to the north of the central warehouse building. This second lot adjoins the existing parking lot.

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## FINAL ENVIRONMENTAL IMPACT STATEMENTS

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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.

### HAWAII

#### 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.

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### OAHU

#### REVISED KAKAAKO MAKAI AREA PLAN

Location: Kakaako, Oahu

TMK: 2-1-15, 58, 59, 60: multiple parcels

Proposing Agency: Hawaii Community Development Authority

Accepting Authority: Governor, State of Hawaii

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

The revised Makai Area Plan covers 227 acres of land and allocates 7.53 million square feet of floor area among the following major land uses:

- o Commercial,
- o Waterfront Commercial,
- o Recreation Commercial,
- o Waterfront Service,
- o Park,
- o Public, and
- o Aloha Tower Special District.

The original plan encompassed 133 acres of land and had a planned floor area of 8.3 million square feet. The original plan allowed for an average floor area ratio (FAR) of 1.4 for the developable land area, while the revised plan allows for an overall average FAR of 0.8. The slightly reduced FAR is due to the inclusion of the waterfront park and additional park lands proposed in the makai area.

Under the revised Makai Area Plan, property within the Commercial zone may be developed to maximum heights of 150 and 200 feet, with associated FARs of 2.5 and 3.5, respectively. The Waterfront Commercial, Recreation Commercial, and Waterfront Service zones may be developed to heights of up to 45 feet, with a 1.5 FAR.

Major departures from the original Makai Area Plan are:

- o residential uses will not be permitted in the makai area; and
- o industrial uses, except those related to waterfront or marine activities, will not be permitted.

Streets and roadways in the makai area will be upgraded to meet or exceed City and County standards. Ward Avenue is proposed to be extended into the makai area as a principal collector street. South and Punchbowl Streets are proposed to be extended into the makai area as a one-way couplet, with Punchbowl inbound and South outbound. The plan identifies the development of a one-way looped couplet extension of Cooke and Ohe Streets to provide for primary park access. A leg of the proposed Sand Island Bypass and Tunnel has been designated to pass through the makai area as a possibility.

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ALAKEA/RICHARDS PARKING LOT REDEVELOPMENT

Location: Honolulu, Oahu  
TMK: 2-1-17:7, 8, & 17

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

Accepting Authority: City and County of Honolulu  
Department of General Planning

Status: Currently being processed by the Department of General Planning

The Department of Housing and Community Development proposes to develop a 24-story office-commercial building and a seven-story parking structure. The project will be located on the site of the existing city-owned parking garage at Richards and Alakea Streets.

The project will contain approximately 232,537 square feet of rental office space, 9,088 square feet of retail commercial space, and 1,000 parking stalls. An additional 70,715 square feet of leasable office space would be allocated to the city. The state would purchase 432 parking stalls; 235 new public parking stalls would replace the existing 219 stalls; and the remaining 333 stalls would be available for private use.

The city has entered into a development agreement with Equity Richards Venture to develop the project and execute a long-term lease. Equity Richards Venture is a partnership in which BetaWest Properties, Inc. is the general partner.

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HAWAII FILM FACILITY EXPANSION AT DIAMOND HEAD

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

Proposing Agency: Department of Accounting and General Services

Accepting Authority: Governor, State of Hawaii

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

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

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## NOTICES

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### AVAILABILITY OF REPORT

#### HAWAII'S ENVIRONMENT 1988: THE ANNUAL REPORT OF THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by  
writing to:

Environmental Council  
465 South King Street, Room 104  
Honolulu, Hawaii 96813

The number of copies is limited, so readers are advised  
to write early.

The report contains synopses of some of the important  
environmental events and issues of 1988. Submissions  
were received from many public and private agencies.

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#### LEGISLATIVE REFERENCE BUREAU REPORT - DECLARATORY RULINGS AND THE ENVIRONMENTAL COUNCIL

Copies of this report may be obtained at no charge by  
calling the Legislative Reference Bureau Library at 548-  
7853. Call early because there are a limited number of  
copies.

This report was prepared in response to a request by  
Senate Concurrent Resolution No. 178, S.D. 1, adopted  
by the Legislature during the 1989 regular session. This  
resolution requests the Legislative Reference Bureau to  
study issues causing uncertainty over the Environmental  
Council's authority to issue declaratory rulings on its own  
motion or upon request.

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## MEETING NOTICE

### MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Location: Department of Health Boardroom  
1250 Punchbowl Street, 3rd Floor

Date: Tuesday, January 16, 1990

Time: 5:00 p.m.

### Agenda

1. Call to Order
2. Approval of December 13, 1989 Meeting Minutes
3. Legislative Reference Bureau Report - Declaratory  
Rulings and the Environmental Council
4. Annual Report
5. Correspondence
6. Other Business
7. Adjournment

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## EIS ADVISORY

### DISCLOSURE OF ENERGY IMPACTS

Draft Environmental Impact Statements should comply  
with the requirements found in state laws for evaluating  
any energy impacts that the projects will have. The  
mandate for such an evaluation is found in Chapter 344  
(State Environmental Policy Act), HRS and Chapter 226  
(Hawaii State Planning Act), HRS. Should you have any  
questions regarding this advisory, please call Marvin  
Miura at 548-6915.

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### OEQC FORM FOR PUBLICATION OF EIS DOCUMENTS IN THE OEQC BULLETIN

OEQC has revised its OEQC Bulletin publication form.  
Please use the attached form when submitting documents  
for publication in the OEQC Bulletin. Additional copies  
may be obtained by calling OEQC at 548-6915.

**OEQC FORM FOR PUBLICATION OF EIS DOCUMENTS IN THE OEQC BULLETIN**

Project title: \_\_\_\_\_  
\_\_\_\_\_

District: \_\_\_\_\_  
Island: \_\_\_\_\_  
Acreage: \_\_\_\_\_

Tax map key numbers: \_\_\_\_\_  
\_\_\_\_\_

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**TO BE FILLED OUT BY THE AGENCY ONLY:**

Type of action:  
 Agency  
 Applicant

Please check all that apply. This document is a:

Chapter 205A document  
 EIS Preparation Notice  
 Draft EIS  
 Final EIS

NEPA document  
 FONSI  
 Notice of Preparation (NOP)  
 Draft EIS  
 Final EIS

Chapter 343 document  
 Negative Declaration  
 EIS Preparation Notice  
 Draft EIS  
 Final EIS  
 Acceptance Notice

OEQC must receive 4 copies of the environmental assessment, 60 of the draft EIS, and 25 of the final EIS. Proposing agencies or applicants should deliver an appropriate number of draft and final EISs to the accepting authority before submitting copies to OEQC.

Accepting authority's address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

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Proposing agency or applicant's address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Consultant's address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Summary of the proposed action or project to be published in the bulletin. Please use complete sentences and write plainly and clearly. The description should be brief, but sufficiently detailed so that the full impact of the action can be determined.

Lined area for writing the summary of the proposed action or project.

Please check all that apply. Characteristics that made this action subject to the EIS law:

- Use of state or county lands or funds
- Use of conservation district lands
- Use of shoreline setback area
- Use of historic site or district
- Use of lands in the Waikiki Special District
- Amendment to a county general plan
- Reclassification of conservation lands
- Construction or modification of helicopter facilities
- Other

Estimated project cost:

\_\_\_\_\_ Federal funds

\_\_\_\_\_ State funds

\_\_\_\_\_ County funds

\_\_\_\_\_ Private funds

\_\_\_\_\_ TOTAL

Document preparation cost:

\_\_\_\_\_ Environmental assessment

\_\_\_\_\_ Draft EIS

\_\_\_\_\_ Final EIS

\_\_\_\_\_ Supplemental final EIS

\_\_\_\_\_ TOTAL

1990 SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATION

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
	<u>HOL</u>	2	3	4	<u>EIS</u>	6
7	8	9	10	11	12	13
14	<u>HOL</u>	<u>N&amp;P</u>	17	18	19	20
21	<u>EIS</u>	23	24	25	26	27
28	29	30	31			

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				<u>N&amp;P</u>	2	3
4	<u>EIS</u>	6	7	8	9	10
11	12	13	14	<u>N&amp;P</u>	16	17
18	<u>HOL</u>	<u>EIS</u>	21	22	23	24
25	26	27	28			

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
				<u>N&amp;P</u>	2	3
4	<u>EIS</u>	6	7	8	9	10
11	12	13	14	15	<u>N&amp;P</u>	17
18	19	<u>EIS</u>	21	22	23	24
25	<u>HOL</u>	27	28	29	30	31

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
1	<u>N&amp;P</u>	3	4	<u>EIS</u>	6	7
8	9	10	11	12	<u>HOL</u>	14
15	<u>N&amp;P</u>	17	18	19	<u>EIS</u>	21
22	23	24	25	26	27	28
29	30					

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
		<u>N&amp;P</u>	2	3	4	5
6	<u>EIS</u>	8	9	10	11	12
13	14	15	<u>N&amp;P</u>	17	18	19
20	<u>EIS</u>	22	23	24	25	26
27	<u>HOL</u>	29	30	31		

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
					<u>N&amp;P</u>	2
3	4	<u>EIS</u>	6	7	8	9
10	<u>HOL</u>	12	13	14	15	16
17	<u>N&amp;P</u>	19	<u>EIS</u>	21	22	23
24	25	26	27	28	29	30

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
1	<u>N&amp;P</u>	3	<u>HOL</u>	<u>EIS</u>	6	7
8	9	10	11	12	13	14
15	<u>N&amp;P</u>	17	18	19	<u>EIS</u>	21
22	23	24	25	26	27	28
29	30	31				

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
				<u>N&amp;P</u>	2	3
5	<u>EIS</u>	7	8	9	10	11
12	13	14	<u>N&amp;P</u>	16	<u>HOL</u>	18
19	<u>EIS</u>	21	22	23	24	25
26	27	28	29	30	<u>N&amp;P</u>	

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	<u>HOL</u>	4	<u>EIS</u>	6	7	8
9	10	11	12	13	14	15
16	<u>N&amp;P</u>	18	19	<u>EIS</u>	21	22
23	24	25	26	27	28	29
30						

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
	<u>N&amp;P</u>	2	3	4	<u>EIS</u>	6
7	8	9	10	11	12	13
14	15	<u>N&amp;P</u>	17	18	19	20
21	<u>EIS</u>	23	24	25	26	27
28	29	30	<u>N&amp;P</u>			

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	<u>EIS</u>	<u>HOL</u>	7	8	9	10
11	<u>HOL</u>	13	14	<u>N&amp;P</u>	16	17
18	19	<u>EIS</u>	21	<u>HOL</u>	23	24
25	26	27	28	29	30	

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	<u>N&amp;P</u>	4	<u>EIS</u>	6	7	8
9	10	11	12	13	14	15
16	<u>N&amp;P</u>	18	19	<u>EIS</u>	21	22
23	24	<u>HOL</u>	26	27	28	29
30	<u>N&amp;P</u>					

HOL Holiday  
EIS Submission deadline for Draft and Final EIS  
N&P Submission deadline for Negative Declarations and Preparation Notices

# PUBLIC NOTICE

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

Date: Jan. 8, 1990      Number: 90-01

**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 and Portion of Lot 45, Niu Beach Lots (Niu, Waikiki, Honolulu, Oahu)</u>	ControlPoint Surveying and Engineering, Inc. for Maunalua Bay Project Partners Joint Ventures	3-7-01:04, 18	12/13/89
2) <u>Lot 3156, Map 322 of Ld. Ct. App. 1069 (Honouliuli, Ewa, Oahu)</u>	Community Planning, Inc. for West Beach Estates	9-1-14:8	12/13/89
3) <u>5687 Kalaniana'ole Hwy., Lot 26 of Niu Beach Lots (Niu, Honolulu, Oahu)</u>	DJNS Surveying and Mapping, Inc. for Taishi Co., Ltd.	3-7-02:20	12/15/89
4) <u>5691 &amp; 5621 Kalaniana'ole Hwy. Lots 23, 24, 25 of Niu Beach Lots (Niu, Honolulu, Oahu)</u>	DJNS Surveying and Mapping, Inc. for Benjamin Cassiday	3-7-02:07, 08	12/15/89
5) <u>Lot 6, Opaapaa Subdiv. (Kaneohe, Koolaupoko, Oahu)</u>	Sam O. Hirota, Inc. for Peter Anthony Paanakker	4-4-06:01	12/26/89
6) <u>Lot 51 of the Puako Beach Lots (HTS Plat 414-B) (Lalamilo, South Kohala, Hawaii)</u>	Wes Thomas and Associates for Joseph J. Hare	6-9-04:09	12/11/89

.....  
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.

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



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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
7) <u>Grant 2023 to Kahaialii at Awakee (Awakee, N. Kona, Hawaii)</u>	Wes Thomas and Associates for Kahala Capital Corp.	7-2-04:03	12/28/89
8) <u>Lot 49 of the Kamaole Beach Lots (Kamaole, Wailuku, Maui)</u>	George F. Newcomer Land Surveyors for Kunihiro Hirakawa	3-9-04:105	12/18/89
9) <u>Drainage Easements through parcels 16 and 41 of TMK 4-3-06 (Mahinahina, Kaanapali, Lahaina, Maui)</u>	George F. Newcomer Land Surveyors for County of Maui	4-3-06:16 & 41	12/20/89
10) <u>Portion of Grant 1498, Apana 2 to Manu (Mooloa, Honouaula, Maui)</u>	George F. Newcomer Land Surveyors for Makena Beach Investors	2-1-06:26	12/20/89
11) <u>Lot 216 (Map 31) Ld. Ct. App. 1804 (Honouaula, Maui)</u>	ControlPoint Surveying and Engineering, Inc. for Wailea-Ten	2-1-08:62	12/21/89
12) <u>Lot 1, Ld. Ct. App. 421 (Map 2) Waipunaula, S. Kona, Hawaii)</u>	Don McIntosh Consulting and Planning for Thomas N. Benton	8-2-05:13	12/26/89

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<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE RECEIVED</u>
Page 3 (continued)			
13) <u>Lot 7 Wainiha</u> <u>Hui Land (Haena,</u> <u>Kauai)</u>	R. Scott Lindman and Brian Kennelly for Craig Schafer, Teresa Tico, Carl Stepath, Albert Baroni and Edward Carpenter	5-8-09:25	12/14/89
14) <u>Lot 2, Ld. Ct.</u> <u>App. 421 (Map 2)</u> <u>Waipunaula,</u> <u>S. Kona, Hawaii)</u>	Don McIntosh Consult- ing and Planning for Howard Gebhard	8-2-05:31	12/26/89
15) <u>Lot 7-A, Kalua-</u> <u>nui Beach Lots,</u> <u>Section A, Bishop</u> <u>Estate Map 5253-B</u> <u>(Kaluanui,</u> <u>Koolauloa, Oahu)</u>	A Surveyor for Winifred Harm Goya	5-3-08:18	12/27/89
16) <u>Lot 25, Block</u> <u>"A", Ld. Ct.</u> <u>App. 1596 (Map</u> <u>1) (Wailupe,</u> <u>Waikiki, Honolulu,</u> <u>Oahu)</u>	A Surveyor for Peter Kunstadter	3-6-01:25	12/27/89
17) <u>Lot 4, Kawaihoa</u> <u>Beach Lots, Sec-</u> <u>tion E on Bishop</u> <u>Estate Map 4210-C</u> <u>(Kawaihoa,</u> <u>Waialua, Oahu)</u>	A Surveyor for Robert H. Rath, Sr.	6-1-04:71	12/28/89

.....  
Comments on application may be made in writing to the State Land Surveyor  
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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 4 (continued)			
18) <u>2 lots being portions of Ld. Patent Grant 9887 to Aalona (Waimanalo, Koolaupoko, Oahu)</u>	A Surveyor for Worldstar and Patricia Y. Lee	4-1-01:3 & 4	12/28/89
19) <u>Parcel 29, GLS-4212, 2980 S. Kihei Road (Kamaole, Wailuku, Maui)</u>	Andy R. Harada for Island Investments	3-9-04:29	1/4/90
20) <u>Reclaimed (filled) Land of Kaneohe Bay Fronting Lot 31 of Ld. Ct. App. 1100 (Heeia, Koolaupoko, Oahu)</u>	State of Hawaii for State of Hawaii	4-6-01:21	1/4/90

.....  
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Department of Land and Natural Resources  
 1151 Punchbowl Street, Room 220  
 Honolulu, Hawaii 96813  
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Pursuant to Section 13-222-12, Hawaii Administrative Rules  
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Date: Jan. 8, 1990      Number: 90-01

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

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
1) <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	12/27/89(C)
2) <u>Lot 15 of Sunset</u> <u>Beach Lots (File</u> <u>Plan 256) 59-457</u> <u>Ke Waena Road</u> <u>(Pupukea, Koolau-</u> <u>loa, Oahu)</u>	A Surveyor for Ms. Rai Saint Chu	5-9-03:33	12/27/89(C)
3) <u>Lot 927 of Ld.</u> <u>Ct. App. 1052</u> <u>(Makaha, Waianae,</u> <u>Oahu)</u>	Wm. Dean Alcon and Associates for Richard Cayer	8-4-01:15	12/27/89(C)
4) <u>Lot G of Ld.</u> <u>Ct. App. 1052</u> <u>(Makaha, Waianae,</u> <u>Oahu)</u>	Wm. Dean Alcon and and Associates for John Aleckner	8-4-01:7	12/27/89(C)
5) <u>Lot 928 of Ld.</u> <u>Ct. App. 1052</u> <u>(Makaha, Waianae,</u> <u>Oahu)</u>	Wm. Dean Alcon and Associates for Julia DiCarlo	8-4-1:16	12/27/89(C)
6) <u>Lot 926 of Ld.</u> <u>Ct. App. 1052</u> <u>(Makaha, Waianae,</u> <u>Oahu)</u>	Wm. Dean Alcon and Associates for Haile Chase	8-4-01:14	12/27/89(C)

.....  
APPEAL may be made to the Department of Land and Natural Resources in  
writing within twenty (20) days of the date of this notice:

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Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
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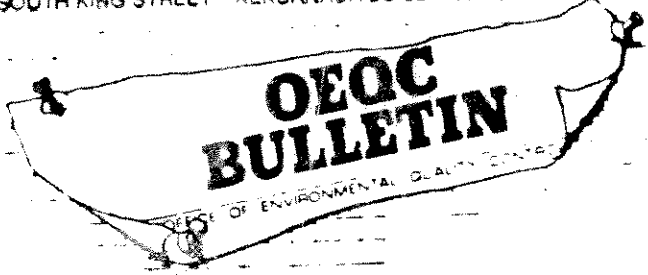
## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
7) <u>Lot 1098, Ld.</u> <u>Ct. App. 242</u> (Puuloa, Ewa, Oahu)	Walter P. Thompson, Inc. for Bernice Tong	9-1-23:32	12/27/89(C)
8) <u>Lot 1-A of Ld.</u> <u>Ct. App. 1618</u> (Map 2) Lala- milo, S. Kohala, Hawaii)	Wes Thomas and Associates, Inc. for Gregory Cook	6-6-02:26	11/28/89(C)

.....  
APPEAL may be made to the Department of Land and Natural Resources in  
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Department of Land and Natural Resources  
1151 Punchbowl Street, Room 220  
Honolulu, Hawaii 96813  
Tel. 548-6460

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



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