

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

BRUCE S. ANDERSON, Ph.D.
ACTING DIRECTOR

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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 project(s) should be directed to the listed contacts.

HAWAII

HILO HOSPITAL RENAL DIALYSIS EXPANSION

Location: Hilo, Hawaii
TMK: 2-3-27:02

Proposing Agency: Department of Accounting and General Planning
Contact: Gordon Sam (548-3921)

The Department of Accounting and General Planning is proposing the construction of an addition of approximately 2,500 square feet to the existing wooden frame building housing the renal dialysis unit at Hilo Hospital. The project will provide the

hospital with a much-needed facility to implement its program of providing needed health care to the community. Since the project will be constructed within the existing hospital site, no land will be removed from the tax base. The estimated cost of the project is \$575,000.

KEEI EXPLORATORY WELL 4

Location: South Kona, Hawaii
TMK: 8-3-11:08

Proposing Agency: Department of Land and Natural Resources
Contact: Gordon Akita (548-7496)

The Department of Land and Natural Resources, Division of Water Resource Management is proposing the drilling, casing and testing of a well 18 inches in diameter below the existing Hawaii County Department of Water Supply's 0.2 million gallon Keel reservoir site. The project site is about three miles southeast of Kealahou Bay and 400 feet mauka of Mamalahou Highway.

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

statewide.

The well site is presently cultivated with coffee trees. A working pad, approximately 5,000 square feet, will be used for the drilling equipment and material storage. An existing road to the reservoir site provide access to the well site. The gross elevation of the well is 1,320 feet. The well will be approximately 1,390 feet deep with 1,310 feet of casing. The estimated cost of the project is \$954,000 and completion is anticipated within nine months.

If the well proves successful, it will be turned over to the Hawaii County Department of Water Supply as a water source for their South Kona Water System. If not, the well will be sealed and the area restored, as much as practical, to its natural condition.

KAUAI

WAIKAEA BOAT LAUNCHING FACILITY IMPROVEMENTS

Location: Kapaa, Kauai
TMK: 4-5-06:01

Proposing Agency: Department of

Agency: Transportation, Harbors
Division
Contact: Wilfredo Organo (548-
2505)

The Department of Transportation, Harbors Division, is proposing the reconstruction of the existing boat launching ramp, demolishing an existing floating dock, constructing a new 80-foot loading dock with shore-connecting ramp, and constructing a new washdown area. The existing overhead electrical wires will be relocated underground and a new light pole and luminaire will be installed at the ramp.

The project is located on the Waikaea Canal which was primarily built to drain the swamp area on the west side of Kapaa during heavy rains. The mouth of the canal enters the ocean at the southern end of an inlet separating the north and south Kapaa reef. The area is mostly beach sand but certain ocean areas have relatively abundant coral reef. The boat launching facility at Waikaea Canal is the only launching ramp within a radius of nine miles and is located near prime fishing areas. The ramp is heavily used by commercial and recreational fishermen, but due to heavy usage and tidal surge, the ramp is constantly deteriorating. The estimated construction time is 120 working days, and the estimated cost of the project is \$365,000.

OAHU

KAOMI LOOP SUBDIVISION, PHASE II -
CAMPBELL INDUSTRIAL SUBDIVISION

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

Permitting Agency: Department of Land
Utilization
Contact: Diane Borchardt (527-
5349)

Applicant: Hawaii Project
Management, Inc.
c/o Belt Collins &
Associates

The applicant, Hawaii Project Management, Inc., is proposing the clearing of the mounds of debris and soil material, construction of drainage ditches, and construction of a plant sanctuary for the rare and endangered *Achyranthes rotunda* species at the Phase II of the Kaomi Loop Subdivision. The proposed project will be a subdivision for various industrial uses with a cutoff ditch

and drainage ditch with open ocean outlet.

Two drainage ditches will be constructed. The main ditch that will be built within an existing drainage easement and the other will be a cutoff ditch that will run along the makai portion of the Phase II parcel and connect to the main ditch. These ditches will be unlined and will serve a drainage area of approximately 89 acres. A 40,957 square foot plant sanctuary will be located on the northernmost portion of the parcel next to the C. Brewer Chemical fertilizer plant.

Construction of the proposed drainage improvements, including debris removal will take approximately 6 months. The schedule for development of each of the individual lots will be dependent upon lease negotiations and the required tenant facilities. Given the proposed lot sizes within the Special Management Area, it is estimated that individual lot development will take 6 to 8 months.

WHITMORE VILLAGE WASTEWATER
TREATMENT PLANT DIVERSION SYSTEM

Location: Wahiawa, Oahu
TMK: 7-1-02

Proposing Agency: City and County of
Honolulu, Department of
Public Works
Contact: Jay Hamai (523-4653)

The Wastewater Management Division of the Department of Public Works of the City and County of Honolulu, is proposing to construct a sewer system from Whitmore Village to Wahiawa. The project is located in the Central Oahu Sewerage District. The objective of the proposed project is to provide a sewer system with adequate capacity to effectively transport the existing sewage flows and the expected increase of sewage flows from the Whitmore Village area to the Wahiawa Wastewater Treatment Plant (WWTP). Existing sewage generated in the Whitmore Village area is presently treated at the Whitmore Village WWTP.

This project follows the recommendations of the Whitmore Village Small Community Facility Plan. The project is Alternative No. 2b of the Facility Plan which is the centralized treatment of flows at the Wahiawa WWTP with the abandonment of Whitmore Village WWTP.

The project consists of construction of a 15 inch gravity sewer from Whitmore Village

down Whitmore Avenue and 800 feet toward Wahiawa along Kamehameha Highway, a parallel two barrel 10 inch siphon between the gravity sewer and the Wahiawa end of the Karsten Thot bridge on Kamehameha Highway, a parallel 8 inch and 10 inch siphon between the end of the bridge and the connection to the existing 18 inch sewer at the intersection of Kamehameha Highway and Kilani Avenue, where the sewage will gravity flow to the Wahiawa WWTP. Whitmore Village WWTP will be abandoned after the project is operational.

COPRA VILLAGE SUBDIVISION

Location: Waialua, Oahu
TMK: 6-7-07:37

Permitting Agency: City and County of
Honolulu, Department of
Land Utilization
Contact: Tom Eisen (523-4648)

Applicant: F.T. Opperman, E.
Reinhart, W. Horack
c/o Stanley Yim and
Associates, Inc.

The applicants are proposing the subdivision of the subject parcel into 16 residential lots and one roadway lot. The existing site is located between Waialua Beach Road and Kiapoko Street. The ground along both roads is generally higher than the site itself especially at the north-northwest part of the site. Due to this condition, the grading for the project will include some filling of the depressed areas. It is anticipated that the fills will be between 12 to 18 inches thick for most of the areas, but not greater than 24 inches.

Currently, there are 13 wood frame dwellings randomly located on the existing site. These wood frame structures will be demolished and removed upon commencement of the sitework for the new subdivision. The new residential lots vary in area with the largest being approximately 8,065 square feet and the smallest being 6,033 square feet. The new road is 32 feet wide and about 300 feet long and connects to the existing Waialua Beach Road.

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 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.

MAUI

KIHEI PUBLIC LIBRARY - SITE SELECTION

Location: Kihei, Maui
TMK: 2-2-02:42, 54
3-9-06:11
3-9-11:18
3-9-12:13

Accepting Authority: Governor, State of Hawaii

Please send your comments to:

Proposing Agency: Department of Accounting and General Services
Attn: Charles Inatsuka
1151 Punchbowl Street
Kalanimoku Building,
Room 430
Honolulu, Hawaii 96813

with a copy to:

Consultant: Royce S. Fukunaga
c/o Fukunaga and Associates, Inc.
1388 Kapiolani Boulevard,
2nd Floor
Honolulu, Hawaii 96814

and a copy to OEQC

Deadline: October 8, 1990

The Department of Accounting and General Services with the Department of Education, Hawaii State Public Library System proposes to construct a new public library in Kihei to serve the Maalaea, Kihei, Wailea, and Makena areas on the Island of Maui. This new 15,550 square foot facility would provide a permanent library to replace the Kihei Library Station. The existing facility, which is less than 2,000 square feet, is located in a classroom building in the old school complex on South Kihei Road, now known as the Kihei Community Complex. The nearest full service libraries are located in Wailea and Kahului.

Based on criteria established by the Hawaii

State Public Library System, five sites were identified and evaluated in a Site Selection Report. Site A, Kihei Community Complex is located between South Kihei Road and Kenolio Road, near Uwapo Road. Site B, Future County Civic Center is located with frontage along Piilani Highway, north of the Silversword Golf Course. Site C, Waiohuli Beach Homestead is located between South Kihei Road and Halama Street, south of West Welakahao Road. Site D, adjacent to Kalama Park is located near the Kihei Fire Station on Waimahaihai Street. Site E, adjacent to Kihei School is the site of the future community park which will be developed as part of the Piilani Village project.

The proposed project, initiated by the Department of Accounting and General Services, is the selection of a site for a new public library, to be located within the Kihei community. The facility will contain the following features:

- o Driveway or access road from existing road to parking area.
- o Paved parking area.
- o Utilities to provide water, electricity, sewer, and telephone service.
- o Drainage improvements to take care of on-site drainage.
- o Landscaping.

The project schedule is dependent on the selection of lands, and in the case of private lands, implementation of acquisition proceedings. Selection of State-owned land would eliminate some of these proceedings.

OAHU

SMITH-MAUNAKEA HOUSING

Location: Honolulu, Oahu
TMK: 1-7-02:03, 04, 05

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

Proposing Agency: Department of Housing and Community Development

Please send your comments to:

Consultant: William E. Wanket
Pacific Tower 660
1001 Bishop Street
Honolulu, Hawaii 96813

with a copy to OEQC

Deadline: October 8, 1990

The City and County of Honolulu, Department of Housing and Community Development is proposing an apartment commercial mixed-use development, approximately 200,035 square feet of studs, one- and two-bedroom apartments and 16,164 square feet devoted to commercial use.

The project site of 44,677 square feet lies between Maunakea and Smith Street, and King Street and North Nimitz Highway in the Chinatown District. It is now occupied by a three-level municipal parking structure, with 260 spaces, and a two-story structure containing an eating and drinking establishment on the ground floor and other commercial uses on the second floor.

A tower of 250 feet will contain 238 apartment units, with 439 parking spaces provide in two basement levels and an adjacent parking structure on the project site. Commercial space will be located at the ground level on both the Smith and Maunakea Street frontages and on the makai and mauka sides of an open courtyard/mall which separates the tower from the parking structure.

Of the total 238 apartment units, 215 will be one-and two-bedroom, ranging in size from 560 to 800 square feet; the remaining 22 units will be studio units sized from 300 to 420 square feet. The studio units will be located on the third level along Smith Maunakea Streets and will be separated from the other units by a landscape buffer. The estimated cost of the project is approximately \$43.8 million.

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 (Housed at Kapiolani Community College)
- 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

LILUOKALANI TRUST KEAHUOLU LANDS OF KAILUA-KONA

Location: Kailua-Kona, Hawaii
TMK: 7-4-08:02, 12

Please send your comments to:

Accepting Authority: State Land Use Commission
335 Merchant Street,
Room 104
Honolulu, Hawaii 96813

with a copy of your comments to:

Applicant: Liliuokalani Trust
161 South King Street,
18th Floor
Honolulu, Hawaii 96813

and

Consultant: Mr. Lee Sichter
c/o Belt Collins and Associates
680 Ala Moana Boulevard,
Suite 200
Honolulu, Hawaii 96813

and a copy to OEQC

Deadline: October 8, 1990

The applicant, Liliuokalani Trust Estate, is proposing to lease for development 1,135 acres of its land immediately north of Kailua town. This land is part of a 4,000-acre ocean to mountain top ahupua'a left to the Trust by Queen Liliuokalani in her will for the purpose of assisting orphaned Hawaiian children.

The proposed project consists of the four principal elements, an Urban Expansion Area, a Residential Community, a Business Expansion Area, and a Regional Transportation Network. The Trust intends to retain ownership of the Urban Expansion

Area and the Business Expansion Area, sell the Residential Development Area to the State of Hawaii, and participate with the State, County, and other land owners in the construction and dedication of regional infrastructure, including the Regional Transportation Network. For those areas retained by the Trust, developers will be selected to construct the individual projects according to specifications established by the Trust. Restrictive covenants will be established to guide the development, operation and maintenance of buildings and facilities developed on Trust property. Lease rents derived from the various projects will provide the Trust with a major source of new revenue to support its beneficiaries.

The following is a summary of the proposed development:

- o The 465-acre Urban Expansion Area is proposed as the central element of urban expansion in the North Kona region. It will provide a variety of land uses which combine to create a new region-serving activity center for Kailua. Included in this area are the following proposed uses: a 145-acre Regional Shopping Center; a 20-acre Financial Plaza; a 35-acre Regional Hospital; a 25-acre Professional Plaza including medical offices; a 20-acre Business Hotel; a 30-acre civic and Cultural Center; as well as 68 additional acres of commercial land, 95 acres for Office expansion, and 34 acres of Open Space, Park, and an Historic Reserve which contains numerous archaeological sites.
- o A 450-acre area including all of that portion of the project mauka of the center line of a planned Mid-Level Roadway, which creates the eastern boundary of the Urban Expansion Area, is proposed for sale to the State of Hawaii. The land uses for this mauka area will, subsequently, be determined by the State of Hawaii rather than by the Trustees. A number of alternative uses have been considered including affordable and market housing, a West Hawaii university campus, and a regional sports facility. However, it is anticipated for the purposes of this study that the entire 450 acres will be developed as a residential community.
- o The third component consists of approximately 229 acres of land located makai of Queen Kaahumanu Highway between the Trust's Conservation district land and the Kona Industrial Subdivision 100-acre expansion area. This parcel is proposed for long-term development as a mixed-use expansion area for retail,

commercial and wholesale businesses, and recreational uses. It includes the Kona Children's Center which presently occupies a small parcel within the proposed expansion area and has leased an adjoining parcel to a privately-owned aquaculture project. Because the Business Expansion Area is proposed for development in a later phase of the project, the activities of the Kona Children's Center will not be disrupted in the foreseeable future.

- o Finally, the Trust proposes a Regional Transportation Network be implemented in coordination with development projects proposed by landowners throughout the area. The Regional Transportation Network is designed to relieve major traffic problems, especially in the area of Palani Road and Queen Kaahumanu Highway. The components of this system include the following:
 1. A 300-foot wide setback for Queen Kaahumanu Highway to provide space for the eventual expansion of Queen Kaahumanu Highway and/or a frontage road along the mauka side of the highway.
 2. A new mauka-makai roadway extending through the subject property, tentatively called the Queen Liliuokalani Boulevard. It will consist of a 120-foot right-of-way and provide access to the proposed project including the proposed Regional Shopping Center and help to reduce traffic congestion on Palani Road.
 3. A Mid-Level Roadway separating the proposed urban expansion from the proposed Residential Development on the 450 acres to be purchased by the State. This roadway would consist of a 120 foot right-of-way with two lanes generally paralleling Queen Kaahumanu Highway.
 4. A secondary roadway consisting of a 60 foot right-of-way linking the northern portion of the urban expansion to Queen Liliuokalani Boulevard.
 5. Waena Drive, a 60-foot right-of-way depicted by the Housing Finance and Development Corporation in its Kealakehe Planned Community Concept Plan and by the County of Hawaii in its Keahole to Kailua Development Plan. It provides a link from

Palani Road to the proposed Kealahou development.

MAUI

KULA WATER SYSTEM RESERVOIR

Location: Makawao, Maui
TMK: 2-4-16:01, 04

Please send your comments to:

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

With a copy of your comments to:

Proposing Agency: Department of Land and Natural Resources
Division of Water Resource Management
Attn: Andy Monden
P.O. Box 373
Honolulu, Hawaii 96809

and a copy to:

Consultant: Chester Koga
R.M. Towill Corporation
420 Waiakamilo Road,
#411
Honolulu, Hawaii 96817-4941

Deadline: October 23, 1990

The State Department of Land and Natural Resources, Division of Water Resource Management is proposing to construct two 50-million gallon (mg) reservoirs in the Upper Kula area of the island of Maui. The purpose of constructing these new reservoirs is to provide additional water storage capacity to minimize the need to impose water use restrictions, which is a common occurrence in Kula, especially during the drought periods. The existing storage capacity is insufficient to provide adequate amounts of water during the drought periods and requires expensive pumping costs from the Wailoa Ditch, located 3,100 feet downslope of the Upper Kula Water System, to supplement the water supply. The addition of the new reservoirs will provide adequate water storage capacity to the year 2000 and minimize water use restrictions and expensive pumping costs.

The proposed reservoirs are located on the northern slopes of Haleakala, between elevations 4100 and 4300 feet above mean sea level. The reservoirs and a disposal site for excess excavated material are planned on a portion of a 145 acre parcel owned by the State of Hawaii. A small portion of the reservoirs will be developed on an adjoining 9,900 acre parcel owned by the Haleakala Ranch Company.

The new reservoirs will cover approximately 30 acres and consist of two 50 mg storage basins. The overall surface area of the two reservoirs together measures 1510 feet by 879 feet with a bottom depth of 30 feet. The reservoirs will be lined with an impervious layer of concrete and enclosed by a six foot high chain link fence. The two basins will have a total storage capacity of 100 mg. The reservoirs will be fed by a newly installed 36 inch transmission main from the Waikamoi Arch Dam. The outlet will also be a 36 inch transmission main that leads to the Olinda water treatment plant. The designed spillway elevation is 4210 feet above mean sea level.

Two concrete lined diversion ditches are planned on the mauka side of the reservoirs to direct surface runoff to existing gulches on the east and west side of the reservoirs to prevent surface runoff from entering the new reservoirs.

The excavated material will be used to berm up the side of the new reservoirs and the excess excavated material will be disposed of on the 145 acre parcel site at a designated disposal site. The bermed up area around the reservoirs and the disposal site will be grassed to minimize soil erosion.

CAHU

EWA VILLAGES MASTER PLAN

Location: Ewa, Oahu
TMK: 9-1-16:25
9-1-17:01, 02, 04, 36 - 39,
46 - 49, 51

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 to:

Proposing Agency: Department of Housing and Community Development
c/o Mr. Michael Scarfone
Director, DHCD
650 South King Street, 5 Floor
Honolulu, Hawaii 96813
Attn: Ms. Eileen Mark

and a copy of your comments to OEQC

Deadline: November 7, 1990

The City and County of Honolulu, Department of Housing and Community Development (DHCD), is preparing a Master Plan for the restoration and rehabilitation of the Ewa Villages of Varona, Renton and Tenney, and the construction of an 18-hole municipal golf course designed as an integral part of the proposed village residential units. The proposed project is located in the Ewa Plain on the island of Oahu. The north/northwestern project limit runs 500 feet mauka of Mango Tree Road, while the south/southeastern limit is the railroad right-of-way. The Ewa By Gentry project, currently under construction, abuts the makai side of the Oahu Railway and Land Company's railroad right-of-way. The eastern boundary of the project is Fort Weaver Road and the western boundary is the cane haul road located west of Varona Village.

The proposed project will encompass approximately 606 acres of land. Of this total area, about 421 acres will be planned for residential, commercial, public facility, recreational and open space uses, while 185 acres will be developed for the 18-hole public golf course.

The project is being proposed by DHCD to provide the island of Oahu with more affordable housing opportunities. More specifically, the City's primary objective is to ensure the continued tenancy and offer homeownership opportunities for as many residents of the Ewa Villages as possible. Approximately 1,184 residential units will be programmed for the Villages. Of this total, 214 existing structures in Tenney and Renton Villages will be rehabilitated, 901 structures will be newly constructed, and 69 existing structures in Varona Village will remain intact as a relocation resource. About 1,072 dwellings will be single family units and about 112 will be multifamily units.

The intent of the restoration and rehabilitation program is to revitalize the ambiance and design qualities of the Ewa Plantation Villages within a portion of the

total development area. The designated restoration area will portray the visual character of the plantation village as the vibrant and active community it once was, by rehabilitating and/or restoring a number of residential and non-residential buildings, as well as in-filling vacant lots.

The City recognizes the need to provide more golf course facilities to meet the demands of the public. As such, the course will not require private memberships or be operated on a percentage-of-play basis, whereby a percentage of playing time is allotted for public versus private players. While the golf course will increase the potential value of golf course frontage homes, its practical function will be to mitigate the recurrence of flooding problems which the villages have experienced for years.

THE WATERFRONT AT ALOHA TOWER

Location: Honolulu, Oahu
TMK: 1-7-01:01, 02, 03, 04
2-1-01:01, 05, 06
2-1-13:07
2-1-15:01, 11, 12
2-1-27:01

Please send your comments to:

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

and a copy to:

Proposing Agency: Aloha Tower Development Corporation c/o Earl Matsukawa,
Wilson Okamoto & Associates, Inc.
1150 South King Street,
8th Floor
Honolulu, Hawaii 96814

Deadline: October 8, 1990

The Aloha Tower Development Corporation is proposing The Waterfront at Aloha Tower which will integrate cruise ship and intra-island ferry terminal facilities with governmental and commercial office, park, hotel, retail and residential condominium uses. Specifically, proposed development components will include: the Maritime Building and Passenger Terminal with

commercial and governmental offices at Piers 5 and 6; the Pedestrian Promenade extending from Piers 5 to 14 with retail emphasis between Piers 6 and 9; Aloha Tower Marketplace retail and office space at Piers 8 and 9 with maritime improvements at the pier fronts; a refurbished and beautified Aloha Tower; restoration of Irwin Park; the Harbor Centre Hotel at Piers 10 and 11; an international cruise ship terminal at Piers 10 and 11; the Harbor Centre office complex at Pier 11; Honolulu Fort Historic Park at Pier 12; and Honolulu Harborside condominiums at Piers 13 and 14 with maritime facilities at pier level. The project land area is approximately 22.4 acres.

The Maritime Building and Passenger Terminal at Piers 5 and 6 - will be built on Piers 5 and 6, which will be extended to the Federal Project Line (FPL). There will be no increase in the present fill land. As requested by the State, the developers, in conjunction with the Department of Transportation-Harbors Division, will seek to extend this line even further to construct catwalks and breasting dolphins to accommodate the length of larger ships from bow to stern.

Duke Kahanamoku Water Sports Center at Pier 7 - will provide a clubhouse with conference space, showers, and locker rooms for club members and athletes. The facility will be a collaborative effort with the staff of the Hawaii Maritime Center, also located at Pier 7.

The Aloha Tower Marketplace at Piers 8-9 - based on the concept of a "festival marketplace" will be the primary destination of visitors to the waterfront. The Marketplace will feature retail shops, a variety of small vendors with emphasis on local ownership, and food outlets with a distinctly local character in approximately 307,000 gross square feet of retail space. A multi-plex cinema and entertainment center are planned to complement these attractions. The Marketplace will also function as an extension of the Pacific Canoe Museum at Pier 7, with appropriate displays throughout the common areas. The upper two floors of the marketplace will be reserved for approximately 130,000 gross square feet of commercial office space, adding the vitality of integrated joint-use to the marketplace concept.

Hotel/Office Tower/Passenger Terminal at Piers 10 and 11 - A two-level cruise ship passenger terminal will front Piers 10 and 11, and the Harbor Centre Hotel will occupy the floors above. The adjoining Harbor Centre Office Complex at the mauka end of Pier 11 will be integrated with the hotel and

will offer scenic harbor vistas.

Honolulu Fort Historic Park at Pier 12 - A monument to the history of Honolulu Harbor will feature an interpretive display and broad steps leading to the waters' edge where the last remnants of the old Forts' coral blocks are still visible. The park will be pedestrian-oriented, with no vehicular access or parking.

Honolulu Harborside Condominiums at Piers 13 and 14 - will include up to 350 units on Piers 13 and 14, in articulated twin towers approximately 400 feet tall. All above ground parking shall be architecturally screened from view. At pier level, facilities for supporting ferry operations, including office space, berthing and light maintenance facilities, shall be provided.

Pedestrian Promenade - will connect all components of the waterfront from Piers 5 to 14. This feature complements the State's long-range plan to make as much of the coastline as possible from Waikiki to the airport accessible to the public. There will be up to 9,600 gross square feet of retail space on the promenade, consisting of vendor-type small mobile facilities. The Promenade is linked to adjacent areas of Downtown Honolulu by means of wide new crosswalks at resignalized intersections across Nimitz Highway plus the pedestrian overpass connecting the project to the financial district at Walker Park.

WAIKIKIAN HOTEL

Location: Waikiki, Oahu
TMK: 2-6-09:02, 03, 10

Please send your comments to:

Accepting Authority: City and County of Honolulu, Department of Land Utilization

with a copy of your comments to:

Applicant: JAMI Corporation
c/o Tyrone Kusao
Tyrone T. Kusao, Inc.
1188 Bishop Street, Suite 2507
Honolulu, Hawaii 96813

and a copy to OEQC

Deadline: October 23, 1990

The applicant is proposing to demolish the Waikikian Hotel and rebuild a new hotel on

the site with approximately 264 units (totalling 236,330 square feet), 20,000 square feet of commercial and administrative office space, and parking for 180 automobiles.

There will be three parking levels, starting at grade, and a tower containing 256 of the guest rooms to a total height of 350 feet. A separate, four-story structure will contain eight additional "Ocean Terrace" guest rooms. Of the total 20,000 square feet of commercial/office space, approximately 8,000 will be occupied by office and administrative functions, 7,000 will be set aside for shops, and 5,000 square feet will house the Tahitian Lanai, which will continue its restaurant on the project site.

The project site is in the Resort Hotel Precinct of the Waikiki Special District. All existing structures on the project site will be demolished. Other construction activities will include clearing, but minimal grading, since the site is relatively level. All new construction work will be done at grade, and no major alteration of land forms is proposed.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EIS's 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

KAILUA PARK EXPANSION PROJECT

Location: North Kona, Hawaii
TMK: 7-5-05:07 & 83

Accepting Authority: Governor, State of Hawaii
c/o The Office of Environmental Quality Control

Proposing Agency: Hawaii County
Department of Parks and Recreation

Status: Currently being processed

by the Office of Environmental Quality Control.

The Department of Parks and Recreation, County of Hawaii is proposing a master plan for new site improvements and facilities at its present "old Kona Airport site."

The County of Hawaii presently shares the old Kona Airport site with facilities belonging to the State of Hawaii, Department of Land and Natural Resources, State Parks Division. Present facilities provided and maintained by the County include two softball fields, a football field, two soccer fields, four tennis courts, a basketball court, a bicycle motorcross, horseshoe pits, playground equipment, and a community center structure. Parking is abundant at the site with unstructured parking areas on open portions of the old airport runway. The State of Hawaii provides a large special events pavilion and beach recreation facilities at the north end of the old airport site.

The proposed Kailua Park is located approximately 1/2 mile north of the center of Kailua-Kona in the district of North Kona. The site is bordered by a residential subdivision on the west (Kailua Bay Estates), the State Parks portion of the old Kona Airport on the north, and vacant land to the east and south. Kuakini Highway terminates at the park site. In 1986, twenty acres were added to the County park site, which is approximately 34 acres, through a 40-year lease with the State of Hawaii. It is on this added portion that the new improvements of the Kailua Park Master Plan are proposed for construction.

The County of Hawaii, Department of Parks and Recreation, proposes to develop a new gymnasium at Kailua Park. A longer term second phase of development would include the construction of additional multi-purpose fields, tennis courts, and more vehicular parking. The third and final phase of development would consist of the development of a swimming pool.

Preliminary cost estimates, developed by Snelker Associates, Architect, indicated a project cost of approximately \$3,087,000 for initial construction of the gymnasium and related site improvements. Later development phases would cost approximately \$4.2 million (based on first quarter, 1989 dollars). Total project cost is \$7.3 million.

KEALAKEHE PLANNED COMMUNITY

Location: North Kona, Hawaii
TMK: 7-4-06:12, 17 & 43
7-4-19:43

Accepting Authority: Governor, State of H

Proposing Agency: Housing Finance and Development Corporation

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

The state-owned lands of Kealakehe are located in North Kona, Hawaii approximately two miles north of Kailua-Kona and five miles south of Keahole Airport. The proposed project is situated on the western slope of Hualalai mountain on a portion of the Kealakehe property extending mauka from Queen Kaahumanu Highway to the existing Kealakehe community.

The Kealakehe Planned Community is proposed as a mixed-use master planned community which will include housing, recreational uses, schools, public facilities, commercial areas, and a public golf course to be developed by the County of Hawaii. The total master planned project area consists of a total of about 960 acres of land. The master plan includes the eventual development of a 30 acre Civic Center on County owned land in the vicinity of an existing police substation.

The project site is divided into 14 villages ranging from 23 to 72 acres with an average size of 42 acres. Each village is intended to be developed as a single entity with a unifying urban design theme to be proposed and implemented by the village's developer. While detailed design elements will be left to each village developer, the HFDC will establish overall design standards which will be included in the master plan and will be applicable to all fourteen villages.

The master plan proposes the development of approximately 589 acres of the project site for residential land uses, with a total of 4,158 units. Each village will feature a mix of residential units equal to 60% affordable and 40% market priced. Affordable units are targeted for the elderly, special need group, assisted, and gap-group families and persons. Market units are targeted for families and persons of above moderate income and those earning incomes greater than 140% of the area's median income.

The Kealakehe Planned Community includes the following:

- o Residential Uses: The development of approximately 589 acres of the project site for residential land uses, with a total of 4,158 units. These units are distributed among the fourteen villages with an average village size of about 300 units.
- o Public Golf Course: A 195 acre site situated on the lower portion of the project area is proposed for transfer to the County of Hawaii for development of an 18-hole public golf course and effluent disposal area for the County sewage treatment plant being constructed makai of Queen Kaahumanu Highway.
- o Parks and Recreation: The proposed master plan includes three separate neighborhood parks, each approximately four acres in size. The first park is located at the mauka end of the planned community in Village #2 adjacent to the existing multi-family development along Kealakehe Street. A second park is located near the intersection of the Mid-Level roadway and Kealakehe Parkway in Village #6 adjacent to two multi-family unit projects. The third park is situated in Village #14 along Waena Drive near Palani Road. A three-acre recreation center site has been proposed adjacent to the second park.
- o Natural Preserves: Two environmentally sensitive areas identified within the project site are proposed to be set aside as natural open space preserves. The first is a twenty-one acre area located in the northeastern corner of the project area which contains a number of unique archaeological sites. The second preserve consist of a five acre site along Waena Drive about midway between the property boundaries near the 550 foot elevation. The purpose of this preserve is to protect a cluster of eight uhi uhi trees, a federally designated endangered species.
- o Schools: Two school sites are proposed for development within the community. A ten acre site has been selected along Waena Drive near the project's southern property boundary as the location for an elementary school to be operated by the State Department of Education. The site will provide space for a facility serving up to 900 students, play courts, library, dining room and administrative building. A forty-five acre site located on the makai side of the Mid-Level

roadway, south of Kealakehe Parkway is proposed as the site of public high school. The high school is expected to accommodate a maximum of 1,700 students within 75 classrooms. Included among the high school's facilities are administrative offices, a dining hall, library, physical education building, gymnasium, football/soccer and baseball fields, and tennis courts.

- o Churches and Day Care Centers: Two separate three-acre sites have been set aside for quasi-public facilities, which would consist of a church/day care center complex.
- o Commercial: The master plan also includes three separate commercial areas to serve the Kealakehe Planned Community.
- o Civic Center: Included in the master plan is a 30 acre area that is designated as a Civic Center, located on County land in the vicinity of the existing police station, makai of Kealakehe landfill. While this specific property is not included in this EIS, it is included in the master plan as a long term use for the property. It is recognized that the ultimate disposition of the landfill will determine the actual use and phasing of new construction on the property.

KAUAI

HANAIEI PIER RECONSTRUCTION

Location: Hanalei, Kauai
 TMK: 5-5-01:08
 Accepting Authority: Governor, State of Hawaii c/o Office of Environmental Quality Control
 Proposing Agency: Department of Land and Natural Resources
 Status: Currently being processed by the Office of Environmental Quality Control

The State of Hawaii, Department of Land and Natural Resources is proposing the reconstruction of the Hanalei Pier. The proposed project involves the reconstruction of the existing pier consisting of the removal of the deteriorated pier and concrete pilings; installation of new concrete pilings and

concrete pier; and the installation of handrails along the perimeter of the pier for public safety. The existing shed will be removed and replaced upon reconstruction of the new platform decking.

The pier extends 535 feet from Weke Road into the waters of Hanalei Bay. It consists of a 12'6" wide by 465' long concrete approach ramp which extends approximately 305 feet into Hanalei Bay to a 30' x 70' concrete platform covered with a wooden shed. Railroad tracks sit within a bed of sand and gravel throughout the approach ramp and the platform area. The track bed in the platform area has been filled with concrete.

This project will involve the reconstruction of the pier in phases based upon the availability of funds. The project will begin with work on the outermost portion of the pier since this is the area that has suffered the most deterioration. The estimated construction cost for this project is approximately \$2,204,000.

OAHU

KAAHUMANU PARKING STRUCTURE REDEVELOPMENT

Location: Honolulu, Oahu
 TMK: 2-1-02:16, 20, 26, & 56
 Accepting Authority: City and County of Honolulu, Department of General Planning
 Proposing Agency: City and County of Honolulu, Department of Housing and Community Development
 Status: Accepted by the Department of General Planning on September 7, 1990.

KAWAINUI MARSH FLOOD DAMAGE MITIGATION PROJECT

Location: Koolaupoko, Oahu
 TMK: 4-2-16:01, 02
 Accepting Authorities: Mayor, City & County of Honolulu c/o Department of General Planning
 and

Governor, State of Hawaii
c/o OEQC

1988. Submissions were received from many public and private agencies.

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

Status: Accepted by the Department of General Planning on July 17, 1990. Accepted by the Governor, State of Hawaii on August 23, 1990.

POHAKULOA TRAINING AREA - NOTICE OF INTENDED ACTION

This project is a modification to the FY88 Multipurpose Range Complex Project which is under construction. The Multipurpose Range will be enlarged by about 260 acres by extending its uprange boundary about 1000 meters to the northwest. The Planned Multipurpose Range Complex Range operation and Control Area will be relocated about 900 meters westward to enhance command, control, and safety by providing an unobstructed view of more of the range.

The Department of the Army concludes that the proposed construction action does not constitute a major federal action which will significantly affect the quality of the human environment. Therefore, a Federal Environmental Impact Statement was not required for the construction.

Based on information discovered in preparing the June 90 Environmental Assessment, re-evaluation of existing information, and comments received from the public, as well as other long-term concerns involving prudent operation of the Multipurpose Range Complex, the local command authorities believe that an Environmental Impact Statement for operation of the original Multipurpose Range Complex and the relocated Baseline/Administration Center is appropriate. Accordingly, the Department of the Army's approval is being sought for this EIS commitment and decision.

Please note that this is not a formal Notice of Intent to prepare an EIS for use of the Multi Purpose Range Complex. Once Department of the Army approval to proceed with an EIS is obtained, the public will be informed via official notice in the Bulletin and invited to participate in the public scoping phase of the EIS. An accurate depiction of the location of the proposed and existing construction areas within the Pohakuloa Training Area is available for public inspection at the Office of Environmental Quality Control.

NOTICES OF DETERMINATION

Agencies and applicants should be diligent in preparing environmental assessments to assure that they meet the letter and intent of the law.

Information should be contained in documents which will substantiate statements and decisions. (i.e. There should be substantiating evidence to justify the statement that there will be no environmental impacts.)

Per Section 10, Chapter 200 of Title 11, Administrative Rules, Department of Health, environmental assessments shall contain:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in preparation of the environmental impact statement, if applicable.

Projects should not be done on an incremental basis to avoid preparation of an environmental impact statement. Per Section 12, Chapter 200, the agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action.

Please refer to Chapter 200 for more information or call OEQC at 548-6915.

KAHEKILI HIGHWAY WIDENING AND INTERCHANGE

Location: Windward, Oahu
TMK: 4-5-82
4-5-25
4-5-26

Proposing Agency: Department of Transportation, Highway Division

Accepting Authority: Governor, State of Hawaii c/o Office of Environmental Quality Control

Status: Accepted by the Governor, State of Hawaii on August 23, 1990.

NOTICES

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

EIS ADVISORY

ENVIRONMENTAL ASSESSMENTS AND

PUBLIC NOTICE

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

Date: Sept. 23, 1990 Number: 90-018

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>131 Alieki Pl.</u> <u>Por. of Lot 21</u> <u>of the Kuau Sun-</u> <u>set Lots, File</u> <u>Plan 302 (Kuau,</u> <u>Hamakuapoko, Maui)</u>	George F. Newcomer Land Surveyors, Inc. for Ed & Leslie Davies	2-6-12:31	9/11/90
2) <u>Lot B as Shown</u> <u>on Map / of Ld.</u> <u>Ct. App. 1612</u> <u>(Kahului 1st,</u> <u>N. Kona, Hawaii)</u>	Wes Thomas & Assoc., Inc. for Verna Lum	7-5-19:27	9/11/90
3) <u>Por. of Lot 7,</u> <u>Nani O'Kalihikai</u> <u>Subd. Being Por.</u> <u>of L.C. Aw. 11215,</u> <u>Apana 3 to</u> <u>A. Keliiahonui</u> <u>(Kalihikai,</u> <u>Hanalei, Kauai)</u>	Esaki Surveying and Mapping, Inc. for Jack Reasor	5-3-06:19	9/17/90
4) <u>Lot A-2-4, Por.</u> <u>of Lot 7-B, Lee</u> <u>Kwai Beach Lots</u> <u>(Poipu, Koloa,</u> <u>Kauai)</u>	Masao Fujishige for Dennis Dvorin	2-8-19:9	9/17/90
5) <u>Lot 6 of Waikoloa</u> <u>Beach Resort</u> <u>Phase III (File</u> <u>Plan 1954) (Ana-</u> <u>hoomalu, South</u> <u>Kohala, Hawaii)</u>	R.M. Towill Corp. for George Fujikawa (PRL Corporation)	6-9-7:26	9/13/90

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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

PUBLIC NOTICE

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LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Page 2 (continued)			
6) <u>Pier 3, Nawiliwili Harbor Being a Portion of Gov. E.O. 3134 and 3371 as Shown on CSF No. 19,434 and 20,487 (Nawiliwili, Lihue, Kauai)</u>	Esaki Surveying and Mapping, Inc. for State of Hawaii (DOT)	3-2-03:43	9/7/90
7) <u>Por. of Grant 1975 to Maele, Ahuna Estate (Kukuiopae, South Kona, Hawaii)</u>	R.M. Towill Corp. for Moses Ahuna, et al.	8-7-11:1	9/17/90

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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>Lots A-7-C-1 and B, Kapalua Dev. Subdiv. (Honokahua, Maui)</u>	George F. Newcomer Land Surveyors, Inc. for Kapalua Land Co., Ltd.	4-2-01:19 & 34	9/5/90(C)
2) <u>Wastewater Treatment Plant Site Being a Portion of Grant 3343 to Claus Spreckels (Kahului, Wailuku, Maui)</u>	R.M. Towill Corp. for County of Maui, Waste- water Treatment Plant Site	3-8-01:188	9/5/90(C)
3) <u>Ld. Ct. App. 999, Erosion to Lot 6 as Shown on Map 4 and Redesigna- tion of Said Lot 6 Less Erosion as Lot 25 and Designation of Easement 1 Affect- ing Lot 25 (Kaipa- pau, Koolauloa, Oahu)</u>	H. Au and Associates, Inc. for Lynette Takayesu	5-4-11:40	9/5/90(C)
4) <u>Lot 939 of Ld. Ct. App. 242 (Map 10 at Puuloa Beach (Ewa, Oahu)</u>	Cummins & Cummins for Dominador S. Ramos	9-1-23:23	9/5/90(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:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460
Page 13

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NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
Page 2 (continued)			
5) <u>Lots 119A and 119B (Laie, Koolauloa, Oahu)</u>	Cummins & Cummins for James Muraki, Jr., et al.	5-5-2:6	9/5/90(C)
6) <u>Por. of RP 5667, L.C. Aw. 5931, Apana 3 to Iona Pehu (Kapua, Waikiki, Honolulu, Oahu)</u>	A Surveyor for Carlyle MacBarg III	3-1-33:4 & 56	9/5/90(C)
7) <u>Lot 2512 of Ld. Ct. App. 1069, Map 235 (Ewa, Oahu)</u>	ControlPoint Surveying and Engineering, Inc. for Brewer Chemical Corp.	9-1-26:17	9/5/90(C)
8) <u>Lots C and D Being Por. of Grants S-13807 and S-13664 to Sung Hi Lim and Sook Myeng Ann Lim (Pupukea, Koolauloa, Oahu)</u>	ParEn, Inc. for Max S.H. and Lily S.M. Lim	5-9-04:32 & 33	9/21/90(C)
9) <u>Lot 60 of Ld. Ct. App. 776 as Shown on Map 7 (Laie, Koolauloa, Oahu)</u>	A Surveyor for David Frid	5-5-11:38	9/21/90(C)

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

Department of Land and Natural Resources
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Honolulu, Hawaii 96813
Tel. 548-6460

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<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
Page 3 (continued)			
10) <u>58-023 Makanale</u> <u>St., Lot 176, Ld.</u> <u>Ct. App. 1095</u> (Kaunala, Koolau- loa, Oahu)	Robert Sing for Ed Rothman	5-8-03:72	9/21/90(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:

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

465 SOUTH KING STREET · KEKUANADA BUILDING, #104 · HONOLULU, HAWAII 96813

**OEQC
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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