



# OEQC BULLETIN

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## REGISTER OF DOCUMENTS PREPARED UNDER CHAPTER 343, HAWAII REVISED STATUTES

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 Environmental Impact Statements (EIS) to the accepting authority before distributing copies and submitting copies to OEQC for publication. Environmental Assessments should be submitted to the appropriate agency directly. Based on the assessment, the appropriate agency will submit to OEQC a determination of a Negative Declaration or a Preparation Notice for publication in the bulletin. Draft and Final EISs 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, 220 South King Street, 4th Floor, Honolulu, Hawaii 96813. To ensure proper processing of documents, please attach *OEQC Bulletin Publication Form (Form 91-1)* with all submittals. These forms can be obtained by calling OEQC at 586-4185.

### A REMINDER REGARDING COMMENT LETTERS

Please send the original copy of your comments to the **accepting authority** and duplicate copies of the comments to the following parties: 1) **proposing agency or applicant**; 2) **consultant**; and 3) **OEQC**. Please indicate the distribution of copies (e.g. c: applicant, consultant, OEQC etc.) on the letter. Thank you for your cooperation.

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**DISTRICT**

Koolaupoko  
Honolulu  
Honolulu  
Honolulu  
Waianae

South Kohala

North Kona  
North Kona

Kawaihau

Lanai

Wahiawa

FAC

5  
5  
5  
5

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6  
7

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7

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8

10

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12

**MAUI**

**HANA PUBLIC HOUSING PROJECT**

District:  
Hana  
TMK:  
2nd Division 1-03-09:8 & 9  
Agency:  
Department of Human Services, Hawaii  
Housing Authority  
Contact:  
Mitsuo Shito (848-3230)

The Hana Public Housing Project is a low-income public housing project on approximately thirteen and a half (13.5) acres in Hana, Maui, Hawaii adjacent to Hana Highway near Hana Airport. The project consists of approximately 50 units built in two equal phases, comprised of a mix of one, two, and three bedroom units in a family rental configuration.

This parcel is currently zoned Agriculture, and is located within a designated agricultural park. The proposing agency plans to proceed with rezoning and redesignation of this parcel for multi-family use. The project is projected to utilize a septic tank system with a leaching field on the existing property. The water system will be provided by the Hana Water Company.

Funding for this project is being requested by the Department of Housing and Urban Development and the Hawaii State Legislature. Funding for planning, land acquisition, and design has been provided by the Hawaii State Legislature (Act 296, SLH 1991).

No rare, threatened, or endangered species of flora or fauna are known to exist on this site. The proposed action will not destroy any natural or cultural resources and will not involve a substantial degradation of environmental quality.

**WAILUKU ELEMENTARY SCHOOL  
EIGHT-CLASSROOM BUILDING**

District:  
Wailuku  
TMK:  
3-4-07:1  
Agency:  
Department of Accounting & General Services  
Contact:  
Allen Yamanoha (586-0483)

**NEGATIVE DECLARATIONS**

The following actions have been determined to have little or no impact upon the environment by the listed agency. As a consequence, Environmental Impact Statements are not required of these projects. Those who wish to contest the agency's 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**

**KEAUKAHA ELEMENTARY SCHOOL  
WHEELCHAIR RAMPS**

District:  
Hilo  
TMK:  
2-1-20:01  
Agency:  
Department of Accounting & General Services  
Contact:  
Earl Bethke (586-0484)

The Keaukaha Elementary School library and Building E facilities are currently not accessible to the handicapped. Both structures are built 40" above ground and have stairs to the main entrances. Several requests have been made by a parent to provide access to the above facilities for the handicapped.

This project will consist of the design and construction of two wheelchair ramps to provide access to both facilities for the handicapped.

**HAAHEO ELEMENTARY SCHOOL LAND  
ACQUISITION**

District:  
Hilo  
TMK:  
2-6-20:38  
Agency:  
Department of Accounting & General Services  
Contact:  
Earl Bethke (586-0484)

Haaheo Elementary School currently does not have a parking lot to adequately accommodate its staff and patrons. Bus loading and unloading is hazardous because students are directly exposed to traffic. Since the existing parcel is small and

totally built up, additional land is needed to construct a proposed safe school bus loading and unloading area. C. Brewer is willing to exchange a portion of their lands adjacent to the school with state lands in Hilo.

**WAIMEA ELEMENTARY AND  
INTERMEDIATE SCHOOL NEW EIGHT-  
CLASSROOM BUILDING**

District:  
South Kohala  
TMK:  
6-7-02:15  
Agency:  
Department of Accounting & General Services  
Contact:  
Earl Bethke (586-0484)

This is to construct a single-story, concrete and masonry, eight-classroom building at Waimea Elementary and Intermediate School. This building will include six regular classrooms, one special education classroom, one computer room and toilets. Ten additional parking stalls will be included as part of the project. This project will provide the school with adequate facilities for the anticipated enrollment growth. The estimated cost is \$3,688,000.

**KAUAI**

**KOLOA WELL "E" PUMP, CONTROLS,  
PUMPHOUSE & PIPELINE**

District:  
Koloa  
TMK:  
2-8-02:1  
Agency:  
Department of Water, County of Kauai  
Contact:  
Mel Matsumura (245-6986)

The proposed project involves the installation of a new 700-gpm vertical open line shaft pump and the construction of a control building, pump controls and appurtenances and chlorination facilities. Site improvements include grading, retaining walls, asphalt concrete pavement and grassing. The total area of disturbance is approximately 4,000 SF. The proposed project was preceded by a successful exploratory drilling and testing project by the Department of Water, County of Kauai, in July 1989.

This project will demolish the existing cottages, grade the site and construct a new two-story, concrete and masonry, eight-classroom building. This building will include eight (8) regular classrooms, one (1) faculty work center, one (1) elevator and a bridge to Building H. This will provide the school with adequate facilities for the anticipated enrollment growth and to meet the Educational Specifications.

### MAHINAHINA WATER TREATMENT PLANT

District:  
Lahaina  
TMK:  
4-4-02:por. 15 and por. 18 and 4-3-01:por. 17 and por. 31  
Agency:  
County of Maui, Department of Water Supply  
Contact:  
Rae Shikuma (243-7816)

The proposed 2.5 million gallon per day (MGD) Mahinahina Water Treatment Plant (WTP) will be contained within a twelve (12) acre site and will include a two-story concrete masonry unit operations and chemical building. The operations and chemical building will house the chlorinator/ammoniator units, the control room, chemical facilities, laboratory, and the administrative office area.

A separate filter and flocculation structure located next to the operations and chemical building will contain water treatment filters and flocculation basins. Backwash water from the filters will be conveyed to recovery ponds located within the site to allow for the separation of settleable solids (sludge). A 2.0 million gallon (MG) clearwell will serve as a disinfectant chamber and store the finished (treated) water.

A new 20 MG presedimentation/equalization reservoir will be constructed within the twelve (12) acre site. This reservoir will be designed to store raw water diverted from the Honokohau Ditch.

Other construction improvements to be provided within the proposed WTP site include the following items:

- a. A paved driveway (from the agricultural haul road) and 6 paved parking stalls.
- b. A backwash tank to store water for backwashing of filters.
- c. Site preparation for a future sedimentation basin.
- d. A six (6) foot high chain link fence along the perimeter of the site for

- e. security purposes.
- e. Septic tank and leach field for wastewater disposal from the WTP's restroom.
- f. Site landscaping.
- g. Desilting basin for storm runoff.

In addition to the construction of the WTP within the twelve (12) acre site, the DWS also proposes to construct the following "off-site" improvements:

- a. A new diversion structure at the interface of the Honokohau Tunnel and Ditch.
- b. Approximately 880 lineal feet of 36-inch transmission line and 570 lineal feet of 24-inch transmission line to convey raw water from the intake to the presedimentation/equalization reservoir.
- c. Approximately 5,800 lineal feet of pipeline (16-inch diameter) to convey treated water from the WTP to the 2.0 MG Honokowai Reservoir.

The proposed water treatment plant and attendant storage and transmission facilities will be located on lands which are presently used for pineapple cultivation.

### LAHAINA WATER TREATMENT PLANT

District:  
Lahaina  
TMK:  
4-6-18:por. 12  
Agency:  
County of Maui, Department of Water Supply  
Contact:  
Rae Shikuma (243-7816)

The project site is located approximately 1,500 feet mauka (east) of the Lahainaluna High School campus, on lands owned by the State of Hawaii (TMK 4-6-18:12). The undeveloped site is adjacent to existing state and county water storage, treatment and distribution facilities. The northern limits of the site are defined by a steep cliff forming one side of the Kanaha Stream Valley. Open pasture and rangeland border the site to the south, east, and west.

The Department of Water Supply (DWS) proposes to construct a new water treatment plant (WTP) initially consisting of four (4) 0.5 million gallons per day (MGD) water treatment modules contained within a 5,500 square feet prefabricated metal building. In addition to the WTP building, a separate concrete masonry unit building will be constructed to house the chlorinator and ammoniator units. The treatment building

and appurtenant piping and treatment facilities will be constructed to accommodate an additional two (2) 0.5 MGD treatment modules to meet future needs. The ultimate capacity of the proposed water treatment plant therefore will be 2.5 MGD (with one treatment module serving as a standby unit).

In addition to the treatment plant, a new 1.0 million gallon (MG) finish water reservoir and a new 0.5 MG presedimentation reservoir will be constructed mauka of the treatment plant building. Other improvements proposed in connection with the new water treatment facilities include:

1. Widening and extension of the existing 8-foot wide paved access road to the site;
2. Sludge lagoons to receive backwash water from the treatment modules. The lagoons will allow for the separation of settleable solids (sludge) from the backwash;
3. Septic tank and leaching field to receive wastewater from the restroom and washdown facilities located within the treatment plant and chlorinator/ammoniator buildings; and
4. Chain link fencing to secure the proposed facilities.

### ROBERT E. WILLIAMS' REQUEST FOR ACCESS EASEMENT IN HONOPOLOO HOOLAWA

District:  
Makawao  
TMK:  
2nd/2-9-03:08  
Agency:  
Department of Land and Natural Resources, Division of Land Management  
Contact:  
Mary Spero (587-0414)  
Applicant and Contact:  
Robert E. Williams

Mr. Robert E. Williams has applied for the direct sale of an easement over state-owned lands in order to acquire a legal access to his fee property. The subject parcel is encumbered under a revocable permit, R.P. No. S-6709, to Kenneth Redstone for agricultural purposes. A twelve (12)-foot-wide path will be cleared for either a dirt or gravel access road. No trees will be bulldozed, only grass and shrubs cleared. A fence and a gate will be constructed. The fence will run the full length of the easement. No historic sites were observed on a walk through, visual inspection.

### MAUI DISTRICT OFFICE FACILITY

District:  
Wailuku  
TMK:  
3-8-01:19 Por.  
Agency:  
Department of Accounting and General Services  
Contact:  
Gary Chong (586-0494)

This project is to relocate the State of Hawaii Department of Accounting and General Services, Maui District Office facility, to a new site located in the Kahului Airport District. The new site is state-owned land and is adjacent to several Maui District state agency facilities such as the Department of Transportation (Highways Division), the Department of Agriculture, the Department of Health, the Department of Land and Natural Resources, and also the Maui County Department of Water Supply.

The proposed facility includes an administration building, maintenance shop, multi-agency general storage, vehicle maintenance facility and vehicle shed all of which are single-story buildings.

### OAHU

#### PETER CLAPP SEAWALL

District:  
Koolaupoko  
TMK:  
4-4-06: 10  
Agency:  
City and County of Honolulu, Department of Land Utilization  
Applicant:  
Peter Clapp  
Contact:  
Gordy Harkins (259-7966)

The applicant is seeking a shoreline setback variance to permit the construction of a seawall and concrete ramp. The seawall will border Kaneohe Bay and is intended to protect the applicant's residential lot from further erosion. The entire seawall will be approximately 107 linear feet, with an exposed seaward face not to exceed 6 feet. The applicant is also proposing a 23-foot wide concrete boat ramp built at a 2 to 1 (horizontal to vertical) slope, for personal use.

### KALAKAUA CENTER CONSTRUCTION

District:  
Honolulu  
TMK:  
2-6-14: 01,04,06,07,08,19,20,58  
Agency:  
City and County of Honolulu, Department of Land Utilization  
Contact:  
John Morigara (527-5349)  
Applicant:  
Nihonkai Development, Inc.  
Contact:  
Barbara Moon (523-1986)

The applicant proposes two new major structures, a five-story, 65-foot tall structure containing a basement restaurant, and four stories of commercial uses. The building will also contain six apartments on the top floor. This project will include approximately 57,500 square feet of commercial space, and 12,260 square feet of residential space. The second four-story, 40-foot tall structure will have 12 apartment units, within approximately 31,420 square feet. A total of 93 off-street parking spaces will be provided to accommodate both the commercial and apartment uses. Egress/ingress will be from Niu Street and Pau Street. Private recreational facilities will be provided for the residents of both structures.

#### THE SALVATION ARMY, WAIOLI TEA ROOM

District:  
Honolulu  
TMK:  
2-9-31: 01  
Agency:  
City and County of Honolulu, Department of Land Utilization  
Contact:  
Ardis Shaw-Kim (527-6274)  
Applicant:  
The Salvation Army  
Contact:  
Major Murray Flagg (988-2136)

To utilize the existing Waioli Tea Room, which is listed on the Hawaii Register of Historic Places, for restaurant and catering activities, minor repairs to the existing structure are proposed. It is the intent of the applicant that the current action's characteristics will emulate the original and former Waioli operation. The kitchen will operate daily. All physical requirements are in place, i.e., electrical, plumbing, ventilation, water, sewage, waste disposal, parking and traffic control, restrooms, loading, etc.

The Salvation Army's no-alcohol policy will be enforced, assuring an element of conservative activity on the grounds.

The redefining of parking spaces eliminates the access of large tour busses.

It is the applicant's intent to restore the tea room to its former place of respect and popularity, concentrating its efforts on the kamaaina trade. It will offer an early morning "serve yourself" breakfast, with popular international newspapers available, a gourmet "take out" window for quick pickups in the late afternoon or evening, luncheon on the lanai, High Tea in the afternoon and, eventually, an early evening family dinner time. A private dining room is planned for special meetings or dinner parties.

#### KING KALAKAUA PARK (AKA WAIKIKI GATEWAY PARK) IMPROVEMENTS

District:  
Honolulu  
TMK:  
2-6-16: 32,33,34,35,36  
Agency:  
City and County of Honolulu, Department of Parks and Recreation  
Contact:  
Walter M. Ozawa (527-6343)

The City Department of Parks and Recreation proposes to develop landscaping improvements and a water feature. All rainbow shower trees, grass, hedges, concrete pavement, and rock walls will be removed. King Kalakaua Park will be redeveloped as a series of curvilinear planter areas surrounded by tile pavers. The circular planter around the King Kalakaua Statue will incorporate a water feature and decorative fence. Planter areas in the middle of the park will use zoysia grass and be shaded with kukui trees and coconut palms. The planter area at the Diamond Head end of the park will be intensively landscaped to obscure views of the Waikiki Gateway Hotel from the park.

#### HAWAII-5 & PACRIM-EAST CABLE LANDING PROJECT

District:  
Waianae  
TMK:  
8-1-1:7,8,18,23  
Agency:  
Department of Land and Natural Resources  
Contact:  
Don Horiuchi (587-0381)  
Applicant:

American Telephone & Telegraph  
Contact:  
Chester Koga (842-1937)

American Telephone and Telegraph Company (AT&T) is proposing to land and install two new transpacific submarine communications fiberoptic cables at Keawaula, Oahu. The proposed action includes the installation of a conduit system within an existing cable easement, construction of a new ocean ground bed, placement of two cables and the shore-end landings for the project.

Project construction work will be accomplished in two phases. The first phase will involve the land-end activity of installing cable conduits from the existing cable station to the beach. The second phase will be in conjunction with the cable landing and will entail the trenching of the beach and nearshore area; placement of the temporary landing targets; and the cable landing process.

## DRAFT ENVIRONMENTAL IMPACT STATEMENTS

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

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

Please send the original copy of your comments to the accepting authority and duplicate copies of the comments to the applicant or proposing agency, consultant and OEQC.

## HAWAII

### KAWAIHAE TEN-YEAR MASTER PLAN

District:  
South Kohala  
TMK:  
6-1-01:3; 6-1-2:60-63,65,69-80,88; 6-1-3:3,16-20; 6-1-4:3-20; 6-1-5:1-8; 6-1-6:1-16

Please send your comments to OEQC and the following:

Accepting Authority:  
Governor, State of Hawaii  
c/o Office of Environmental Quality Control,  
220 South King Street, Fourth Floor,  
Honolulu, Hawaii 96813  
Proposing Agency:  
Department of Hawaiian Homelands,  
335 Merchant Street,  
Honolulu, Hawaii 96813  
Attention: Darrell Ing (586-3822)  
Consultant:  
R. M. Towill Corporation,  
420 Waiakamilo Road, Suite 411,  
Honolulu, Hawaii 96817-4941  
Attention: Colette Sakoda (842-1133)  
Deadline: January 7, 1991

The State of Hawaii Department of Hawaiian Home Lands (DHHL) is proposing to develop portions of their lands in Kawaihae, Hawaii, for the purpose of providing qualified native Hawaiian beneficiaries subdivided lease lots on which they could build residences. In pursuit of this endeavor, DHHL is developing an overall Long-Range Master Plan which encompasses over 10,000 acres of land located on the southwestern slopes of the Kohala Mountains on the Island of Hawaii. The focus of this DEIS is on the initial planning area which covers approximately 2,115 acres of land at the southwest portion of the overall Master Plan Area. This initial phase is referred to as the Kawaihae Ten-Year Master Plan.

The primary objective of the Kawaihae Ten-Year Master Plan is to provide for the development of residential units. A secondary objective, but important to the implementation of the Plan, is the development of income generating activities, primarily industrial and commercial activities supporting Kawaihae Harbor, which will help offset development costs. The latter will provide employment opportunities for native Hawaiian beneficiaries.

Adjacent to Kawaihae Harbor, the Ten-Year Master Plan area will feature approximately

3,500 units of low and medium density housing; over 90 acres of commercial facilities; a 58-acre town center; 265 acres of business and industrial uses; and over 350 acres of open space.

## FINAL ENVIRONMENTAL IMPACT STATEMENTS

The following EISs have been submitted for acceptance. All substantive 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 initial date in which the acceptance of an EIS was published in the OEQC bulletin.

## HAWAII

### WEST HAWAII SANITARY LANDFILL

District:  
North Kona  
TMK:  
7-1-3:01  
Accepting Authority:  
County of Hawaii, Planning Department  
Proposing Agency:  
County of Hawaii, Department of Public Works  
Status:  
Currently being reviewed by the County of Hawaii, Planning Department

The sanitary landfill located in Kealakehe, Kailua-Kona, and operated by the County of Hawaii to service West Hawaii region, particularly in North Kona, South Kohala, and Kamuela, the County has determined that to meet the increasing need to provide services for solid waste re-use and disposal, a new sanitary landfill is required as part of an integrated solid waste management system.

The existing landfill is projected to reach its capacity by end of 1992, and the County has determined that expansion of Kealakehe would not be feasible due to its proximity to proposed public facility and residential land uses. Area needed to accommodate solid waste separation modules for resource recovery, including recycling and composting, and the lack of on-site

generated cover material were also considered significant factors in the decision to locate the new sanitary landfill elsewhere.

Given the potentially significant environmental impacts of the project, the Hawaii County Public Works Department determined that a full environmental impact statement (EIS) was required.

It is the intent of this new landfill to accommodate initial solid waste volumes of 70,300 tons per year and more as the population increases. Based on the population projection above, this new landfill facility will receive a total of 134,000 tons of refuse per year by year 2015. Access will be from Queen Kaahumanu Highway. The landfill access road will be a paved two-lane road with a 50-foot right-of-way.

### 'O'OMA II MASTER PLAN

District:  
North Kona

TMK:  
3-7-3-09:4,22

Accepting Authority:  
State Land Use Commission

Applicant:  
Kahala Capital Corporation

Status:  
Currently being reviewed by the State Land Use Commission.

This final supplemental environmental impact statement (SEIS) has been prepared in support of a petition to the State Land Use Commission (LUC) to amend the State Land Use Boundary designation from Conservation to Urban for a 217.566-acre parcel identified as Tax Map Key (TMK) 7-3-09:4 (Parcel 4). The entire project area is 300.566 acres, the second parcel comprising the project area, which is 83 acres in size and is identified as TMK 7-3-09:22 (Parcel 22), is within the State Urban District and is not part of the petition for a boundary amendment. However, for the purposes of the final SEIS, Parcel 22 is included in all project descriptions and analyses.

The proposed action involves the development of the 300-acre project area in a multi-use master plan that includes: a 12-acre Ocean Science Center and 800 parking stalls; a Conference Center and 100 parking stalls; a 19-acre Water Recreation Park; a golf course and clubhouse, covering 176 acres, including a driving range; a Japanese style inn of 50 rooms; a 550-room hotel covering 22 acres; 70 Golf Course House lots, at 10,000 square feet per lot; between

130 and 230 Golf Course Condominiums; about 35,000 square feet of retail commercial space; and, a 6-acre site devoted to maintenance and a wastewater treatment plant (WWTP).

The Petitioner's proposed development at 'O'oma II is intended to provide a transition in land usage from the ocean science research and ocean-related industrial uses on the Natural Energy Laboratory of Hawaii Authority (NELHA) properties north of 'O'oma II to the more resort-related uses at Kohanaiki. The Petitioner intends to accomplish this transition by locating the proposed Ocean Science Center and Conference Center near the 'O'oma II/NELHA boundary; a shoreline park, water recreation park and golf course in the center of the 'O'oma II property; and, the proposed retail center and first class hotel near the 'O'oma II/Kohanaiki boundary.

### KAUAI

#### UPPER MAKALEHA SPRINGS WATER RESOURCE DEVELOPMENT

District:  
Kawaihau

TMK:  
4-6-01:01

Accepting Authority:  
Governor, State of Hawaii  
Proposing Agency:  
Department of Land and Natural Resources

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

**The Final EIS for the Upper Makaleha Springs Water Resource Development, originally dated December 1987, was withdrawn by the Department of Land and Natural Resources, Division of Water Resource Management in February 1991. No acceptance/non-acceptance determination was made for this document. The Final EIS for the Upper Makaleha Springs Water Resource Development has been resubmitted and the description is as follows:**

The Hawaii Division of Water and Land Development proposes to tap natural springs on State Land in the Makaleha Mountains of East Kauai, and to pipe the water to Kapaa for domestic uses. The project involves the construction of a concrete intake basin and approximately 4000 feet of iron pipe. The proposed project will fulfill the primary purpose of the Kealia Forest Reserve which is to serve as a source

of water supply.

Other project alternatives considered included the 'no project' option, drilling a new well on Akulikuli Ridge, enlarging existing water tunnels, and the construction of a surface impoundment.

The proposed project will help alleviate existing water shortages in the Kapaa-Wailua area by increasing the overall supply approximately 16%. Adverse environmental impacts include a slight degradation of aquatic habitats and surface water quality, especially during construction. In addition, the project will also include the diversion of water now being used by Lihue Plantation Company to irrigate 1000 acres of sugar cane. These impacts will be mitigated by 1) the use of cement rubble masonry for the intake and pipeline pedestal construction; 2) replanting of exposed riparian areas with indigenous vegetation; 3) the restriction of land vehicles past the mauka end of Kahuna Road; 4) the use of silt fences and fabric material to reduce potential sedimentation; and 5) the scheduling of excavation work during the drier months of May through September. The project is consistent with the Kauai County General Plan and the Hawaii State Plan.

### LANAI

#### MANELE GOLF COURSE AND GOLF RESIDENTIAL PROJECT

District:

Lanai

TMK:  
4-9-02:01

Accepting Authority:  
County of Maui, Planning Department

Applicant:  
The Lanai Company

Status:  
Currently being reviewed by the Planning Department, County of Maui

The applicant is proposing a Community Plan Amendment to the Lanai Community Plan by expanding the existing Lanai Project District 1 - Manele to include an additional 458 acres of land for purposes of developing a golf course and resort residential development.

Features of the project include an 18-hole golf course, golf clubhouse, 425 single family residences and 100 multi-family residences to be sited over the entire 868 acres of the existing Project District and the expansion area. No multi-family units are planned in the expansion area.

Construction activities will include the following:

- Grading, clearing and grubbing of about 300 acres of land including about 70 acres within the existing Lanai Project District 1 - Manele;
- Construction of a 200-acre golf course, clubhouse, and driving range;
- Construction of the infrastructure for the golf course: irrigation water supply and distribution system, roadway network, water reclamation system, drainage facilities and all coordinated off-site support facilities for the golf course infrastructure;
- Landscaping for the golf course and roadway right-of-way;
- Construction of the golf in a target course concept thereby requiring irrigation of approximately 100 acres;
- Construction of the infrastructure for residential: roadways, water distribution lines, water storage, sewer pump stations, expanded wastewater treatment facilities, sewage collection and pumping facilities, and effluent distribution lines; and
- The residential development would be constructed in phases depending on the market demand.

The infrastructure development will be coordinated with the ongoing plans for the existing Lanai Project District - 1 Manele. Roadways are being constructed and new connectors will be made to accommodate traffic with the resort. The electrical power system is an on-site generation unit that supplies the Manele Bay Hotel and with additional underground distribution lines will be sufficient to serve the entire golf and residential project. Communications and drainage system improvements will be coordinated with the ongoing infrastructure work for the Lanai Project District 1 - Manele.

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## NEPA DOCUMENTS

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The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Should you require further

information on these projects, please call the Office of Environmental Quality Control at 586-4185.

### DEFERRAL OF IMPROVEMENTS TO PAALAA-UKA-PUPUKEA ROAD AND ITS INTERSECTION WITH KAMEHAMEHA HIGHWAY (Finding of No Significant Impact/Notice of Availability)

District:  
Wahiawa  
TMK:  
6-4-03:03 and 6-4-04:01  
Accepting Authority:  
Commander, U.S. Army Support Command  
Contact:  
Alvin Char (656-2878/1052)

Please send your comments by January 22, 1992 to the following:

Proposing Agency:  
Johnathan P. Adams, Major, CE  
Deputy District Engineer  
U.S. Army Corps of Engineers,  
Honolulu Engineer District  
Building 230  
Fort Shafter, Hawaii 96858-5440  
Accepting Authority:  
Charles R. Wilson, Colonel, EN  
Director of Facilities Engineering and  
Chairman, U.S. Army Support Command,  
Hawaii (USASCH) Environmental Committee  
USASCH (APZV-FEP-V)  
Fort Shafter, Hawaii 96858-5000

The purpose of the proposed action is to defer roadway improvements to Paalaa-Uka-Pupukea Road (P-U-P) and the Kamehameha/P-U-P intersection as described in the Final Environmental Impact Statement (FEIS) for Army Family Housing New Construction at Helemano Military Reservation, City and County of Honolulu, Island of Oahu, Hawaii. Due to unanticipated modifications to an on-going element of the housing construction, there were insufficient funds available to complete the entire project as originally proposed in the FEIS. It is proposed that the external roadway element of the project be deferred until new roadway construction funds can be obtained.

In the interim, the Army proposes to install traffic lights at the Kamehameha/P-U-P intersection and place a 15 MPH speed limit sign 50 feet from the original speed limit sign on each side of the road. These actions will provide a safe intersection and

access road because of potential congestion associated with the volume of vehicle movement increasing as the housing units at Helemano Military Reservation become occupied.

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## NOTICES

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### ENVIRONMENTAL ASSESSMENT CONTENTS AND NOTICES OF DETERMINATION

This information is intended to provide guidance to the public regarding the environmental review process; specifically for the preparation of environmental assessments. The reader is referred to Chapters

341 and 343 of the Hawaii Revised Statutes and Chapter 200 of Title 11, Department of Health Administrative Rules, prior to any document preparation. (References in brackets refer to either Hawaii Revised Statutes, Chapter 343, or Title 11, Chapter 200, Department of Health Administrative Rules.)

The purpose of preparing an environmental assessment is to determine if the impacts of a proposed action are significant enough to warrant the preparation of an Environmental Impact Statement [§11-200-2].

An Environmental Assessment is a document which is prepared for a proposed action which triggers the Environmental Impact Statement Process. Briefly summarized, the eight triggers that require the preparation of an environmental assessment [§343-5] are:

- (1) Use of State or County lands or funds
- (2) Use within Conservation District Lands
- (3) Use within the Shoreline Setback Area
- (4) Use within any Historic Site or District
- (5) Use within the Waikiki Special District
- (6) Amendments to a County General Plan (except for those initiated by the County)
- (7) Reclassification of Conservation Lands
- (8) Construction or modification of helicopter facilities

During the preparation of an environmental assessment, the procedures listed in §11-200-9, Early Assessment, must be followed. Historically, one of the steps frequently overlooked has been §11-200-9(a)(4). This section requires consultation



with agencies having jurisdiction or expertise as well as consultation with citizen groups and individuals.

The proposed action must be described in its entirety; therefore, projects should not be done on an incremental basis to avoid the preparation of an environmental impact statement. [§343-6(a)(2), §11-200-7].

Environmental assessments must include (but are not limited to) the following [§11-200-10]:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment; (Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEQC Bulletin.)
- (4) General description of the action's technical, economic, social, and environmental characteristics; (Some GENERAL guides to the content of each characteristic are listed below:

This section should generally answer the "What, Why, Where, When, Who and How" of the proposed action and its short and long-term impacts.

#### **Technical**

Describe the purpose of the project and in general terms how the project will be accomplished. If applicable, the dimensions of the project should be included.

#### **Socio-Economic**

Describe the economic impacts on the immediate community as well as on the community at large. The assessment may include, but not be limited to, providing income for the county/state and creating employment opportunities in areas with high unemployment rates.

Describe issues pertinent to the specific project. If an action involves a targeted segment of the population, any/all positive or negative effects must be discussed. In addition, any other issues pertinent to the action (such as: population density, recreational facilities, childcare provisions, relocation of residences, etc.) must be discussed.

The Socio-Economic Impact does not apply to the impact of the action on the proposing agency or applicant. For

state or county projects, the cost of the proposed action should be included in the assessment.

#### **Environmental Characteristics**

Describe, as applicable, aesthetics, the generation of air pollution, traffic congestion, noise levels, effects on water quality or any other aspect of the environment which may be affected by the proposed action.

- (5) Summary description of the affected environment, including suitable and adequate location and site maps;

Include flora, fauna, significant habitats, historical/archeological and cultural sites. Describe adjacent natural resources. Sensitive habitats (such as a refuge) or bodies of water (stream, river, ocean, estuary, anchialine pond) adjacent to a proposed project must be addressed.

- (6) Identification and summary of major impacts and alternatives considered, if any;

Identify positive as well as negative major impacts. The impacts of concern are of the proposed action on the surrounding environment and community, not the impact of the environment on the action. The alternatives considered should be included when applicable.

- (7) Proposed mitigation measures, if any: It is not sufficient to write one sentence stating that appropriate mitigation measures shall be instituted wherever necessary. The potential problems must be identified and appropriate mitigation described in general terms. Best Management Practices should be cited whenever possible. For mitigation at Historic Sites, the environmental assessment must include: 1) copies of the Mitigation and/or Preservation Plans prepared for the Department of Land and Natural Resources' State Historic Preservation Program; and 2) a copy of the approval letter for the plans from the State Historic Preservation Program.

- (8) Determination;

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 in making a determination. A determination letter from the

Approving Agency must be submitted with the environmental assessment identifying it as either a Negative Declaration or Environmental Impact Statement Preparation Notice. This letter is a formal declaration stating that the document has been reviewed and the action will or will not have significant impacts on the environment. This must be the Approving Agency's determination, not the consultant's determination.

- (9) Findings and reasons supporting the determination;

Evidence justifying the statement that the proposed action will or will not result in any significant environmental impact, must be included, and

- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.

This is necessary only for assessments which are determined to require environmental impact statements.

An environmental assessment is submitted to an Approving Agency which determines if the proposed action will have a significant impact [§11-200-11(a), §11-200-12]. If the agency's review determines that the proposed action will not have a significant impact, a Negative Declaration is issued. If the agency determines the action will have a significant impact, an Environmental Impact Statement Preparation Notice is issued.

The Notice of Determination (Negative Declaration or EIS Preparation Notice) which is issued by the Approving Agency must include [§11-200-11(c)]:

- (1) Identification of applicant or proposing agency
- (2) Identification of accepting authority
- (3) Brief description of proposed action
- (4) Determination
- (5) Reasons supporting the determination
- (6) Name, address and phone number of contact person for further information

Both Negative Declarations and EIS Preparation Notices must be submitted by the Approving Agency to OEQC for publication in the OEQC Bulletin [§11-200-11(b)]. OEQC has a "Document for Publication Form" which should be filled out and

submitted to OEQC with the Negative Declaration or Environmental Impact Statement Preparation Notice.

**NEGATIVE DECLARATIONS ARE NOT "ACCEPTED."** Once a determination has been made, the document stands as a Negative Declaration unless it is legally challenged. There is a 60 day "Statute of Limitations" [§343-7(d)] during which the public or other agencies may challenge the determination of "negative declaration." A Negative Declaration is not considered "accepted" as with Final EIS's, therefore, it is not republished in the OEQC Bulletin. If you have any questions or need further information on the Environmental Review Process, please call the Office of Environmental Quality Control at 586-4185.

**NOTICE OF AVAILABILITY: ANNUAL REPORTS OF THE ENVIRONMENTAL COUNCIL FOR FISCAL YEAR 1989 AND FISCAL YEAR 1990**

The Chairperson of the Environmental Council announces the availability of the following documents to the general public:

1. Hawaii's Environment: Annual Report of the Environmental Council for Fiscal Year 1989; and,
2. 1990 Annual Report of the Environmental Council.

Those persons wishing to receive one copy of the above reports should submit written requests to:

Mrs. Sue Hee  
Office of Environmental Quality Control  
220 South King Street, Fourth Floor  
Honolulu, Hawaii 96813

Telephone requests may also be made to Mrs. Hee at 586-4185. Readers are advised to contact Mrs. Hee at their earliest possible convenience as the number of copies available is limited.

**NOTICE**

At the November 20, 1991, meeting of the Environmental Council, State of Hawaii, Lorraine H. Akiba was duly elected as Chairperson, pursuant to Section 341-3(c) of the Hawaii Revised Statutes, to serve a term of one year, beginning in January, 1992.

At the November 20, 1991, meeting of the Environmental Council, State of Hawaii, Herbert T. Tateishi was duly elected by the Environmental Council, as Vice-Chairperson

(to assume the duties of Chairperson, in the absence of the same), pursuant to Section 11-201-4 (Delegation of Administrative Duties) of the Hawaii Administrative Rules (Environmental Council Rules of Practice and Procedure), Department of Health.

LEONARD K. P. LEONG  
Chairperson

**SUMMARY OF DECEMBER 4, 1991 ENVIRONMENTAL COUNCIL MEETING**

At its December 4, 1991, meeting, the Environmental Council conducted three review and concurrence proceedings for amended exemption lists for: the Department of Land and Natural Resources, Division of State Parks, State of Hawaii; the Department of Land and Natural Resources, State of Hawaii; and, the Department of Public Works, City and County of Honolulu. Notices of each agency's request were published by the Environmental Council in the October 23, 1991, and November 8, 1991 editions of the *OEQC Bulletin*. No public comments were received. The council approved motions to concur with the requested amendments and to revise and update the concurred lists to reflect current statutory and administrative authorities.

The Council discussed the new Department of Environmental Protection (under Act 293, Session Laws of Hawaii, Regular Session of 1991). Under new business, the Council also discussed the preparation of the 1991 Annual Report by the Committee on the Annual Report; and, legislative matters. The Council agreed to meet on January 15, 1992. The Council also agreed to conduct a review and concurrence proceeding for the Department of Public Works, City and County of Honolulu (Docket 91-EX-4) at its February, 1992, meeting.

**1992 (1ST HALF) SUBMITTAL DEADLINES FOR OEQC BULLETIN PUBLICATION**

<b>JANUARY</b>							<b>FEBRUARY</b>						
<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>	<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
			<b>HOL</b>	2	3	4							1
5	<b>EIS</b>	7	<b>8</b>	9	10	11	2	<b>N&amp;P</b>	4	<b>EIS</b>	6	7	<b>8</b>
12	13	14	<b>N&amp;P</b>	16	17	18	9	10	11	12	13	<b>N&amp;P</b>	15
19	<b>HOL</b>	<b>EIS</b>	22	<b>23</b>	24	25	16	<b>HOL</b>	18	19	<b>EIS</b>	21	22
26	27	28	29	30	31		<b>23</b>	24	25	26	27	28	29

<b>MARCH</b>							<b>APRIL</b>						
<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>	<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
1	<b>N&amp;P</b>	3	4	<b>EIS</b>	6	7				<b>N&amp;P</b>	2	3	4
<b>8</b>	9	10	11	12	13	14	5	<b>EIS</b>	7	<b>8</b>	9	10	11
15	<b>N&amp;P</b>	17	18	19	<b>EIS</b>	21	12	13	14	<b>N&amp;P</b>	16	<b>HOL</b>	18
22	<b>23</b>	24	25	<b>HOL</b>	27	28	19	<b>EIS</b>	21	22	<b>23</b>	24	25
29	30	31					26	27	28	29	30		

<b>MAY</b>							<b>JUNE</b>						
<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>	<u>SUN</u>	<u>MON</u>	<u>TUE</u>	<u>WED</u>	<u>THU</u>	<u>FRI</u>	<u>SAT</u>
					<b>N&amp;P</b>	2						<b>EIS</b>	6
3	4	<b>EIS</b>	6	7	<b>8</b>	9	7	<b>8</b>	9	10	<b>HOL</b>	12	13
10	11	12	13	14	15	16	14	15	<b>N&amp;P</b>	17	18	19	20
17	<b>N&amp;P</b>	19	<b>EIS</b>	21	22	<b>23</b>	21	<b>EIS</b>	<b>23</b>	24	25	26	27
24	<b>HOL</b>	26	27	28	29	30	28	29	30				
31													

**HOL** HOLIDAY  
**N&P** DEADLINE FOR NEGATIVE DECLARATIONS & PREPARATION NOTICES  
**EIS** DEADLINE FOR DRAFT & FINAL ENVIRONMENTAL IMPACT STATEMENTS

**NOTE:** ALL DOCUMENTS SUBMITTED FOR PUBLICATION IN THE OEQC BULLETIN MUST BE RECEIVED AND DATED BY OEQC BY 4:30 P.M. OF THE DEADLINE DATE

**INITIAL  
PUBLICATION DATE**

**30-DAY COMMENT  
PERIOD END DATE**

**45-DAY COMMENT  
PERIOD END DATE**

JANUARY 8, 1992  
 JANUARY 23, 1992  
 FEBRUARY 8, 1992  
 FEBRUARY 23, 1992  
 MARCH 8, 1992  
 MARCH 23, 1992  
 APRIL 8, 1992  
 APRIL 23, 1992  
 MAY 8, 1992  
 MAY 23, 1992  
 JUNE 8, 1992  
 JUNE 23, 1992

FEBRUARY 7, 1992  
 FEBRUARY 22, 1992  
 MARCH 9, 1992  
 MARCH 24, 1992  
 APRIL 7, 1992  
 APRIL 22, 1992  
 MAY 8, 1992  
 MAY 23, 1992  
 JUNE 7, 1992  
 JUNE 22, 1992  
 JULY 8, 1992  
 JULY 23, 1992

FEBRUARY 22, 1992  
 MARCH 8, 1992  
 MARCH 24, 1992  
 APRIL 8, 1992  
 APRIL 22, 1992  
 MAY 7, 1992  
 MAY 23, 1992  
 JUNE 7, 1992  
 JUNE 22, 1992  
 JULY 7, 1992  
 JULY 23, 1992  
 AUGUST 7, 1992

# PUBLIC NOTICE

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

Date: December 23, 1991 Number: 91-024

**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 603, Map 64,</u> <u>Ld. Ct. App. 1089</u> (Kamananui, Waialua, Oahu)	A.E. Minvielle, Jr. for Theresa Smith	6-7-14:27	11/26/91
2) <u>Kapaoa Subd., Lot</u> <u>3-A (Kawela,</u> <u>Molokai)</u>	Valera, Inc. for Erik K. and Moana L. Andersen	5-4-13:23	12/2/91
3) <u>Lot 45, Map 10 of</u> <u>Ld. Ct. App. 1744</u> (Hanakaoo, Lahaina,	Austin, Tsutsumi and Associates, Inc. for Amfac Property Invest. Corp.	4-4-6:15	12/2/91
4) <u>Parcels 28-B and</u> <u>28-C of Kamakana</u> <u>Subd., Por. of RP</u> <u>6056, L.C. Aw.</u> <u>10107 to Maunaloa,</u> <u>Por. RP 3721, L.C.</u> <u>Aw. 9988 to Lio</u> (Kawela, Molokai)	A.E. Minvielle, Jr. for Elizabeth H. Jackson, et al.	5-4-1:28	11/26/91

.....  
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

# PUBLIC NOTICE

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

Date: December 23, 1991 Number: 91-024

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

## NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
1) <u>Parcel 4, Por. of</u> <u>RP Grant 3343 to</u> <u>C. Spreckels</u> (Spreckelsville, Kanoa, Wailuku, Maui)	Valera, Inc. for Cyrus Monroe	3-8-2:4	11/27/91(C)
2) <u>Lots 1, 2, 3 &amp; 4</u> <u>of Lanihau Pt.</u> <u>Subd., Being a</u> <u>Por. of RP 7456,</u> <u>L.C. Aw. 8559-B,</u> <u>Apana 11 to Wm. C.</u> <u>Lunalilo (Lanihau</u> <u>Nui, North Kona,</u> <u>Hawaii)</u>	R.M. Towill Corp. for U.D.K./Kimura	7-5-5:68	11/29/91(C)
3) <u>Lot 2 Revised</u> <u>Being a Por. of</u> <u>Grant 3019 to</u> <u>Kaaipulu (w) and</u> <u>Por. of Grant</u> <u>13803 to Luther-</u> <u>man (Kapalaalea 2,</u> <u>N. Kona, Hawaii)</u>	John D. Weeks, Inc. for A.J. Mullen	7-7-10:2	11/27/91(R)

.....  
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

**OEQC BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
CENTRAL PACIFIC PLAZA, FOURTH FLOOR  
220 SOUTH KING STREET  
HONOLULU, HAWAII 96813

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