

OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

Volume I

November 8, 1984

No. 19

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

KUILIMA RESORT EXPANSION, KOOLAULOA, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

The proposed Kuilima Resort Expansion site is located on approx. 808 acres at the extreme northern point of the island of Oahu. The property lies on the makai side of Kamehameha Hwy. between Kawela Bay and Marconi Rd. east of Kahuku Pt. The property is further identified as being located in the Koolauloa District, Oahu, and as being portions of TMK: 1st Division 5-6-03, 5-7-01, 5-7-03, 5-7-06. In the central portion of the property is the existing Kuilima Resort. The major natural shoreline features are Kawela Bay, Turtle Bay, Kuilima Pt., and Kahuku Pt. The other major geographical feature on the property is Punahoolapa Marsh. Punahoolapa Marsh has relatively little open water areas and is mostly covered with thick vegetation. This area of the site is inaccessible to most human activity and provides the only relatively undisturbed habitat for terrestrial vertebrates. The goal of the applicant is to develop a rural-type resort that is in harmony with the North

Shore region. The master plan for the site locates the general development areas for the proposed hotels, resort and residential condominiums, parks, commercial area, additional 18-hole golf course, new club house and stable. While the overall resort will have a consistent design character, the property will have two general activity areas. The western portion of the site will be the resort core. Here the two new hotels, the Turtle Bay Hilton and the commercial complex will form the basis of activity focusing on Kawela Bay and the resort-related amenities. Circulation through this area follows a broad, landscaped, looping boulevard formed by the new access road and Kuilima Dr. Entry to the second zone is the crossing over the East Main Drain. This eastern portion of the site is more rustic in character, lower in density and focuses on outdoor activities. The new golf clubhouse forms the focus for this portion of the site with restaurants, convenience shopping and athletic facilities to support the new golf course. This side of the property houses the marsh, stable and 3 parks and will offer many opportunities for walking and riding as well as ocean-related sports. Retaining the existing dunes and ironwood forest will set the tone for this ranch-like area. The proposed plan includes: 2,000 hotel units, 2,000 "resort" condominium units, 40,000 sq. ft. of commercial space plus new clubhouse and related functions, 2 18-hole golf courses, 2 public beach parks (totaling 41.8 acres), 2 private parks (totaling 8 acres), 5 right-of-ways, 1 stable (10 acres) and 1 wildlife

preserve (100 acres). Proposed improvements to the existing infrastructure necessary to support the above activities include improvement to Kamehameha Hwy., potable water, sewage treatment plant, irrigation water, drainage, electricity and telephone, and offsite housing.

Contact: Francis S. Oda, AIA
Group 70
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: December 8, 1984.

DEVELOPMENT OF WELLS, RESERVOIRS,
TRANSMISSION LINES, AND APPURTENANCES IN
HONOLULU, OAHU, City and County of
Honolulu Board of Water Supply

The City and County of Honolulu Board of Water Supply (BWS) is considering the development of water sources and the construction of facilities to improve water supply, storage and transmission systems. The proposed water system improvements include water sources, reservoir facilities, and transmission lines which will be located within the Honolulu district in the southeast sector of Oahu. The Honolulu water use district stretches from Makapuu Pt. to the Moanalua drainage divide. The area is bounded to the north by the Koolau Range, and extends to the shoreline which includes the coastal plain of southeastern Oahu comprising 88 sq. mi. of census tracts 1-72 inclusively. This district is coextensive with the Honolulu Judicial District and the Honolulu Ground Water Control Area. This is a 6-yr. Capital Improvement Program (1983-1989) which involves a) source development for Wailupe Valley Well I, Jonathan Springs Well, Waialae Nui Well, Manoa Well I, Manoa Well II, Kuliouou Well, Kahuawai Well; b) storage development for Waahila "180" Reservoir; and c) transmission system for Salt Lake Blvd. 36' main--Foster Village to Puimanu, and Dillingham Blvd., 42' in--Kalihi to Liliha. The source

development program proposes development of both wells and springs. The typical exploratory well for a modest source consists of a drilled hole about 16" in diameter. The depth of the well varies according to the ground elevation of the well site and the depth to the water table. Generally, if the basal aquifer is expected to be the source, the exploratory well is drilled to a depth below sea level. A 12" diameter steel casing is then lowered into the well and grouted into place. A series of pumping tests are then conducted to determine the sustained well capacity and water quality. Upon completion of the pumping tests the well driller removes the pump, caps the well, and cleans the area. When an exploratory well has been tested and found to be suitable for domestic use, it is converted into a production well. The typical production well facility will consist of the well and permanent pump, a control building, and necessary transmission lines to connect the new source to the existing water system. The spring collection system consists of excavation and construction of concrete wells and cover to enclose and protect the source from contamination. Water storage facilities have been proposed to increase storage capacity and provide a more reliable supply within the affected service area. The added capacity will enable the system to more easily meet peak demands or emergency situations. Two storage reservoirs are proposed, each with a capacity of 4.0 million gallons. Typical dimensions for a reservoir of this capacity is about 20' high and 185' in diameter. The reservoirs will also need to be connected to the existing water distribution system. The spillway elevation of the reservoirs will determine the extent of their service areas. The function of the proposed transmission mains is to increase transmission capacities and to provide redundancy in the transmission distribution system.

Contact: Lawrence Whang
Board of Water Supply
City and County of Honolulu
650 South Beretania Street
Honolulu, Hawaii 96843

Deadline: December 8, 1984.

JOINT NEPA-CHAPTER 343 PRE-DRAFT EIS FOR
EWA MARINA COMMUNITY INCREMENT II, EWA,
OAHU, M.S.M. & Associates, Inc./City and
County of Honolulu Dept. of Land
Utilization

The proposed Ewa Marina Community is a planned, marine-oriented community for 15,000 residents. The total area of the proposed development is about 730 acres. It will consist of 4850 residential units on 26 different areas and a 1600-slip marina within a 108 acre waterway which will open to the ocean affording access for public marina users and private residential users. Approx. 57 acres of commercial development are also planned on a 2-acre site and a 3-acre site. The proposed Increment II Ewa Marina Community would comprise 520 acres of the 20,000 acre Honouliuli Plain. The property is generally rectangular in shape with its long dimension paralleling the ocean. Oneula Beach Park is approx. midpoint of the overall project, the town of Ewa Beach is to the east and south, Barbers Pt. Naval Station is located to the west, and the Ewa Plantation village is to the north. Ewa Marina Community Increment II is envisioned as a self-contained community with a total of 3,510 dwelling units as well as appropriate commercial and public facilities to serve the daily needs of the residents. Increment II will consist of 341.5 acres residential, 54.5 acres commercial/public facility, 27.5 acres preservation, 108 acres marina, and 24.5 acres park. Project amenities to be provided in the community include: approx. 4.9 mi. of frontage along interior waterways; approx. 108 acres of marina waters within the development; 20 acres of community parks and a 4.5-acre

neighborhood park to be dedicated to the City (in addition to the 30-acre Oneula Beach Regional Park which is within the project site); a 27.5-acre preservation area; a greenbelt throughout the community for pedestrian and cycling uses; approx. 100,000 sq. ft. of commercial and 40,000 sq. ft. of specialty shops for the Ewa area. Approx. 1,600 boat slips would be accommodated in the mooring areas provided within Ewa Marina's 108 acres of inland waterways. The proposed 400' wide entrance channel intersects the shoreline near the present mouth of Kalo Gulch. Jetties approx. 500'-700' long will be constructed along the entrance channel to protect the marina from waves penetrating the basin and to prevent littoral drift from shoaling the channel. Construction of the marina will require grubbing and clearing of accumulated trash. Approx. 2,610,000 cu. yds. of cover material above MSL will be removed from the marina areas to be excavated. Material lying above the water level will be excavated by bulldozers. Approx. 1,566,000 cu. yds. of material below MSL will be excavated by dragline and large backhoe. The excavation for the marina will generate a total of 4,163,000 cu. yds. of material. The interior basin will be excavated before it is open to the sea so that dredged fine material does not continually create additional turbidity in the near-shore waters. Approx. 500,000 cu. yds. of material would be removed with a cutter-head, hydraulic pipeline dredge or backhoe and clamshell dredge to create the marina entrance channel. Some blasting could be necessary to excavate both the entrance channel and the marina. The entrance channel will take on the order of 6 months and the marina basin between 1 and 2 years to dredge. The dredged material would be used for core material in the jetty construction and for fill in the residential areas. Public access to the marina will be afforded by a nearly continuous esplanade around the outer perimeter of the marina. Public access also will be afforded to the

beach front via the community greenbelt system and to the Oneula Beach Park via Pipi Rd. A range of residential unit types is to be provided in 16 residential development areas to achieve maximum market penetration through a variety of housing offerings by different builders. Anticipated unit densities range from a low of 5 units per acre to a maximum of 33 units per acre. The average density would be about 11 units per acre. The Ewa Marina Community Increment II is projected to be completed by mid 1988.

Contact: Jennifer J. Kleveno
Dames and Moore
Attn: Ewa Marina Project
1144 10th Avenue, Suite 200
Honolulu, Hawaii 96816

Deadline: December 8, 1984.

NEGATIVE DECLARATIONS

The following are Negative Declarations determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

MANOA III EXPLORATORY WELL, MANOA, OAHU, City and County of Honolulu Board of Water Supply

The proposed Manoa III Exploratory Well is part of the Board of Water Supply's exploratory well program to determine

the feasibility of developing potential potable ground water resources. This proposal is for the well drilling and test pumping phase only. The well will be located on City and County of Honolulu property in the vicinity of Manoa Elementary School and Manoa Recreational Center, identified as TMK: 2-9-36:3. It will be situated approx. 60 ft. west of Manoa Stream and mauka of the community gardens. The project will consist of drilling, casing, and testing of one exploratory well with an anticipated capacity of 0.1 to 0.75 mgd at 170 ft. elevation on the floor of Manoa Valley. The Manoa III Exploratory Well project will include the drilling of one exploratory well 12" in diameter, 400' deep with the upper 100' being cased and the remaining 300' consisting of screen and gravel pack, and the temporary installation of a test pump. The site will be cleared to accommodate the drilling rig and its supporting equipment. After drilling is completed, approx. 3 months, the well will be pumped to determine the yield and quality. The water that is pumped will be discharged into Manoa Stream via a temporary line. After testing is completed, the well will be sealed and the site restored to its preconstruction condition as much as possible should the well's yield or water quality be poor. Should the test results prove satisfactory, the exploratory well will be developed into a production facility.

DEVELOPMENT OF A POLO FIELD IN WAIMANALO, KOOLAUPOKO, OAHU, Waimanalo Polo Club/Dept. of Land and Natural Resources

The applicant proposes the use of public lands identified as TMK: 4-1-9:262 for a polo field at Waimanalo, Oahu. The area lies mauka of the Kalaniana'ole Hwy. and the ironwood forest area opposite Bellows Field (Sherwood Forest and park). The mauka side is bounded by a drainage channel and the county-operated Waimanalo Sewage Treatment Plant and the O'mizu lot. The state-owned parcel is

currently vacant and covered with haole na and other vegetation on land developed of alluvial material. A portion of the area falls within an area desired for diversified agriculture, although it lies within the urban zone prescribed by the LUC. The project will convert state-owned undeveloped and unused land adjoining the Waimanalo Homestead (diversified AG) area into a site for a polo field. The total area to be encumbered is approx. 28 acres. The actual use area will be delineated following the land clearing effort (for which right of entry has been authorized), between the polo field and further diversified AG uses. Approx. 20-25 vehicles, including horse trailers, are anticipated to frequent the polo field by club members at any one time. The project will include parking as well as sanitary facilities adjacent to the playing field itself. Stabling and related facilities to board horses are not included; however, other community recreational uses will be encouraged. The project is consistent with the State Functional Plan for creation.

WAIMANALO ELEMENTARY AND INTERMEDIATE SCHOOL RENOVATION AND EXPANSION OF BUILDINGS C & D, WAIMANALO, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project is to enlarge Room 26 of Building D by approx. 400 sq. ft. to accommodate the typing program; to add a regular classroom of approx. 900 sq. ft. to Building C; and to realign a walkway connecting the two buildings. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with properly sized facilities to implement its program in accordance with the Educational Specifications.

SUBDIVISION OF FORT ARMSTRONG, HONOLULU HARBOR, OAHU, State Dept. of Transportation, Harbors Division

The proposal is to subdivide the Ft. Armstrong parcel and assign certain areas to the DPED, Foreign Trade Zone Division. The site is identified as TMK: 2-1-28 and 57. The specific subdivided areas consist of three parcels to be assigned to the Foreign Trade Zone Division: Parcel 1 is 395,826 sq. ft. and contains two structures known as CEM and CFS #3; Parcel 2 consists of 290,182 sq. ft. and contains approx. half of the Diamond Head Terminal structure; while Parcel 3 consists of 53,954 sq. ft. encompassing the parking area. The remainder of the Ft. Armstrong area will continue to remain and function under the administration of the DOT, Harbors Division. The proposed action to subdivide the area is essentially administrative in nature involving the subsequent assignment of 3 parcels to DPED, Foreign Trade Zone Division from DOT, Harbors Division. The relocation of the Foreign Trade Zone from Pier 39 to the Ft. Armstrong area will result in the overall improvement of the operational capability of Honolulu Harbor through the modernization of facilities and consolidation of activities with the harbor in accordance with the 1995 Master Plan for Honolulu Harbor. Subdivision of the Ft. Armstrong parcel must be accomplished in order that the areas occupied by the Foreign Trade Zone Division can be officially transferred to them.

CONSTRUCTION OF A NEW OFFICE ANNEX FOR THE PACIFIC BEACH HOTEL, WAIKIKI SPECIAL DESIGN DISTRICT (WSDD), WAIKIKI, OAHU, Pacific Beach Hotel/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting a Waikiki Development Conformance Certificate in order to construct a new three-story office annex structure for the Pacific Beach Hotel located within the WSDD and

identified as TMK: 2-6-23:25. The subject parcel is located on the seaward corner of Liliuokalani Ave. and Prince Edward St. The site is zoned Resort Hotel Precinct, and is designated Resort in the Primary Urban Center Development. The proposed project consists of a 11,034 sq. ft. office structure with a trellised roof and a basement area of 597 sq. ft. and 3725 sq. ft. respectively. The area surrounding the proposed structure will be landscaped. According to the Comprehensive Zoning Code, 20 parking spaces are required for the proposed development. The applicant is presently applying for a Special Permit for off-site parking at the Pacific Beach Hotel parking structure. The proposed office structure will not be provided with a driveway access.

CONSTRUCTION OF TWO SINGLE-FAMILY DWELLINGS AND ACCESSORY STRUCTURES WITHIN THE 40-FT. SHORELINE SETBACK AREA (SSA), DIAMOND HEAD, OAHU, Michael Immons/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct portions of 2 single-family dwellings and accessory structures within the 40-ft. SSA. The subject parcel (TMK: 3-1-37:2) is located on the makai side of Diamond Head Rd. on Beach Rd. in Diamond Head, Oahu. The shoreline was certified on 8/24/84, as the makai face of the existing seawall. The parcel presently qualifies for a 20-ft. Shoreline Setback Line in accordance with Rule 9.1(a), because the average depth of the parcel is less than 100 ft. However, the applicant proposes to subdivide the parcel into 2 lots of 5,659 sq. ft. and 5,885 sq. ft. respectively. Under Rule 9.2, No Reduction of Shoreline Setback Line, the subdivision applicant would require the implementation of a 40-ft. Shoreline Setback Line. This application for a Shoreline Variance will be processed with a 40-ft. Shoreline Setback Area (SA) in anticipation of the Subdivision

application. Existing uses on the project site consist of 1 single-family dwelling, a residence with 3 units, a seawall, and various other accessory structures. Structures presently within the 40-ft. SSA include the seawall, approx. 25% of the single-family dwelling, 90% of the 3 unit residence, and various small accessory structures. A portion of the 3 unit residence, and 5 stairways are within the State Conservation District. Part of an existing lanai and stairway were constructed outside of the applicant's Koko Head property line, and into the City and County Diamond Head Beach Park. The applicant proposes to demolish all such encroaching structures. The applicant proposes to demolish all of the existing structures on the parcel except the seawall and one beach access. All the items listed below are within or partially in the SSA. The proposed improvements are listed as follows:

- a) Repair and reconstruct nonconforming seawalls and beach access, including the replacement of the gate at the foot of the access stairway;
- b) Raise the height of the existing seawall by 1.5 ft.;
- c) Construct new 3-ft. high walls for planters. There are 5 planters situated within the SSA;
- d) Construct new 6-ft. high concrete block perimeter walls with a 2-ft. high wood screen atop the wall on the sides and street front of the lot. The Waikiki side fence wall will replace an existing chain link fence;
- e) Construct 2 single-family dwellings (one on each proposed lot), portions of which are within the SSA. The roof overhang will be a maximum of 4 ft.;
- f) Construct new infiltration trenches with drainage pipes;

- g) Install stepping stones within the oceanfront garden area;
- h) Install new flood lights and lighting for landscaped areas with the required electrical conduits;
- i) Install new gas torches along the seawall with the required gas lines.

The applicant proposes to construct 2 three-story stucco single family dwellings. They will be situated a minimum of 20 ft. from the certified shoreline. Portions of the footprints of the dwelling units will be located within the SSA. The Waikiki dwelling will encumber the SSA by 1320 sq. ft., and the Koko Head dwelling 1649 sq. ft.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT RECREATIONAL PIER, KANEOHE, OAHU, Archie K. Komae/Dept. of Land and Natural Resources

The application is for an after-the-fact small boat pier on submerged lands in Kaneohe Bay, offshore of 45-303 Puuloko Pl., TMK: 4-5-053-054. The pier was constructed in 1979 and is 6' wide x 38' long. The shoreline is rocky to approx. 35' out and the water quality of the area is unfit for swimming due to the rocky and muddy terrain and the nearness of the Heeia Stream.

ZONE CHANGE FROM P-1 PRESERVATION DISTRICT TO R-6 RESIDENTIAL DISTRICT IN ORDER TO DEVELOP A 44-UNIT CLUSTER, MILILANI, OAHU, Mililani Town Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes a zone change from P-1 Preservation District to R-6 Residential District in order to permit development of a 44-unit cluster at the intersection of Lanikuhana Ave. and Holanialii St., identified as TMK: 9-4-92:91. The property being proposed for rezoning consists of 6 acres of flat land which lies in the midst of a major

residential community and is surrounded on three sides by single family residential developments with lot sizes ranging from 4200 to 9000 sq. ft. On the eastern boundary of the site is Holanialii Neighborhood Park, a 4 acre City and County facility. The site was originally reserved as the location for a public elementary school site (K-6) and designated Public Facility (PF) on the Central Oahu Development Plan. It is currently zoned Preservation (P-1). It has since been determined by the State Department of Education that the site will not be needed for its intended educational purpose and should be returned to the landowner for other use. After due consideration by the Department of General Planning and the City Council, the Central Oahu Development Plan Land Use Map was amended on June 8, 1984 to allow the site to be utilized for residential purposes. The landowner is seeking an R-6 zoning and a subsequent Cluster Development Permit to allow for the construction of a 44 lot residential subdivision with lot sizes ranging from 6600-4200 sq. ft. Development of the site will involve the construction of two 400 ft. cul-de-sacs which attach to Holanialii St. Construction of single-family homes is scheduled to begin in late 1986 pending the timely approval of rezoning and development permits.

KAKAINA STREET STREAM BANK PROTECTION, WAIMANALO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will consist of construction of 46 lineal ft. of concrete rubble masonry stream bank lining. The new bank lining will extend from the existing intake structure to the private property line, approx. 20 to 25 lineal ft. The proposed project is to improve and enclose that portion of the Kahawai Stream within City and County of Honolulu property in the Waimanalo district at TMK: 4-1-24. Kahawai Stream begins in the Waimanalo

Forest Reserve and eventually connects to Waimanalo Stream which discharges to the ocean at Bellows Field. The stream at the project site is unlined as is the upstream area. Downstream, the stream passes beneath Kakaina St. through a concrete box culvert. The stream invert is unlined and will remain as such. The land areas surrounding the project site are zoned for agricultural use. The purpose of the project is to line the City's portion of the stream and install guardrails for pedestrian and vehicular safety. The steep, unlined banks are presently prone to erosion and could present safety problems to the shoulder and roadway areas. This work should be considered as part of the City's maintenance program to ensure that its facilities are in good physical condition and pose no danger to the public.

HAWAII

AVIS RENT-A-CAR OFFICE ADDITION, KEAHOLE AIRPORT, KONA, HAWAII, Avis Rent A Car System Inc./State Dept. of Transportation, Airports Division

The applicant is proposing an office addition to an existing service building to replace two office trailers at the Keahole Airport, Kona. The proposed project site is identified as TMK: 7-3-43:3 Lot 6, and lies within the existing civil airport boundary in the area currently set aside for car rental baseyard facilities. The purpose of the proposed improvements is solely to maintain the rental automobiles by Avis Rent-A-Car. No major maintenance will be performed in the facility. The facility is not intended for any use other than servicing and parking. Space will not be rented, and can be viewed as nothing more than a company-owned "facility." The proposed addition will be approx. 36' long, 17' wide and will have a maximum roof height of 12'-4" from finish floor slab. The effective floor area will be about 612 sq. ft. The remainder of the property is

existing A/C paving which will be patched where damaged. No grading to alter existing topography will be performed.

HALE POHAKU, HAWAII MICROWAVE AND TELEPHONE SYSTEM SITE A--HALE POHAKU, MAUNA KEA, HAWAII, Dept. of Accounting and General Services

The proposed project consists of the installation of a 2 GHz Analog Microwave System to provide voice communication capability between the UH Institute of Astronomy site at Hale Pohaku (Mauna Kea) and its Hilo facility. The work at Site A--Hale Pohaku consists of the installation of microwave equipment in an existing maintenance building as well as the construction of a 30 ft. microwave tower adjacent to the maintenance building on Mauna Kea. Since the project will be confined to State owned land, no land will be removed from the tax base. This project will provide the UH Institute of Astronomy's Mauna Kea Mid-Level Facilities (Hale Pohaku) with an improved and permanent tie in of the telephone system to the Hilo State Office Building and the State Centrex Communications Unit. The facility is presently being served by a Hawaiian Telephone Co. mobile radio terminal. Due to the height of the dish on the tower and the location of the tower itself, the possibility of people crossing the signal beam is remote. Furthermore, the intensity of the microwave signal beam itself is less than 1/1000 of the minimum standard established by OSHA.

HALE POHAKU, HAWAII MICROWAVE AND TELEPHONE SYSTEM SITE B--MAUNA LOA FORESTRY BUILDING, MAUNA LOA, HAWAII, Dept. of Accounting and General Services

The proposed project consists of the installation of a 2 GHz Analog Microwave System to provide voice communication capability between the UH Institute of

Astronomy's site at Hale Pohaku (Mauna Kea) and its Hilo facility. The work at Site B--Mauna Loa Forestry Building consists of the installation of microwave equipment in an existing equipment building as well as the construction of a 40 ft. microwave tower adjacent to the equipment building on Mauna Loa. Since the project will be confined to State owned land, no land will be removed from the tax base. This project will provide the UH Institute of Astronomy's Mauna Kea Mid-Level Facilities (Hale Pohaku) with an improved and permanent tie in of the telephone system to the Hilo State Office Building and the State Centrex Communications Unit. The facility is presently being served by a Hawaiian Telephone Co. mobile radio terminal. Due to the height of the dish on the tower and the location of the tower itself, the possibility of people crossing the signal beam is remote. Furthermore, the intensity of the microwave signal beam itself is less than 1/1000 of the minimum standard established by OSHA.

HALE POHAKU, HAWAII MICROWAVE AND TELEPHONE SYSTEM SITE C--HILO STATE OFFICE BUILDING, HILO, HAWAII, Dept. of Accounting and General Services

The proposed project consists of the installation of a 2 GHz Analog Microwave System to provide voice communication capability between the UH Institute of Astronomy's site at Hale Pohaku (Mauna Kea) and its Hilo facility. The work at Site C--Hilo State Office Building consists of the installation of microwave equipment in the basement of the building as well as the construction of a 25 ft. microwave tower on the roof of the building which is located at 75 Aupuni Street, Hilo. Since the project will be confined to State owned land, no land will be removed from the tax base. This project will provide the UH Institute of Astronomy's Mauna Kea Mid-Level Facilities (Hale Pohaku) with improved and permanent tie in of the

telephone system to the Hilo State Office Building and the State Centrex Communications Unit. The facility is presently being served by a Hawaiian Telephone Co. mobile radio terminal. Due to the height of the dish on the tower and the location of the tower itself, the possibility of people crossing the signal beam is remote. Furthermore, the intensity of the microwave signal beam itself is less than 1/1000 of the minimum standard established by OSHA.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR YACHT HARBOUR PROJECT, WAIKIKI, OAHU, Jack E. Myers/City and County of Honolulu Dept. of Land Utilization

Previously published October 23, 1984.

This EIS is also available for review at the McCully-Moiliili Library.

Deadline: November 23, 1984.

550 HALEKAUWILA STREET · ROOM 301 · HONOLULU, HAWAII 96813.

**OEQC
BULLETIN**

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

BULK RATE
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OEQC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

Volume I

November 23, 1984

No. 20

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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Contact: Francis S. Oda, AIA
Group 70
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: December 8, 1984.

DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES, AND APPURTENANCES IN HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

Previously published November 8, 1984.

Contact: Lawrence Whang
Board of Water Supply
City and County of Honolulu
650 South Beretania Street
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Contact: Jennifer J. Kleveno
Dames and Moore
Attn: Ewa Marina Project
1144 10th Avenue, Suite 200
Honolulu, Hawaii 96816

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OAHU

OAHU-KAUAI MICROWAVE SYSTEM TOWER AT
MOUNT KAALA, WAHIAWA, OAHU, Dept. of
Accounting and General Services,
Division of Public Works

CORRECTION

The negative declaration for the proposed action was previously published in the July 8, 1984 OEQC Bulletin. The project site is identified as TMK: 6-7-3:23, not TMK: 7-7-01:1 as erroneously reported. Three parcels identified as TMK: 7-7-01:1, 8-5-6:3, and 6-7-3:23 meet at the summit of Mt. Kaala, but the project will be located on TMK: 6-7-3:23.

IMPROVEMENT OF MAUKA EWA CORNER OF
KALAKAUA AVENUE AND KANUNU STREET,
HONOLULU, OAHU, City and County of
Honolulu Dept. of Transportation Services

The project involves land acquisition removing 204 sq. ft. of A-3 apartment land from the tax base which is required to remove the physical hazard of the sidewalk protruding into the makai bound vehicular traffic on Kalakaua Ave. The mauka-ewa corner of Kanunu St./Kalakaua Ave. was relocated to eliminate a remnant sidewalk area that remained following the construction of the Kalakaua Ave. widening by the Hawaii Housing Authority.

SUBDIVISION OF MAUKA MANOA CAMPUS
PARCEL, UNIVERSITY OF HAWAII, MANOA,
OAHU, University of Hawaii

The proposed project involves the subdivision of a 14,225 sq. ft. lot from a larger 40,786 sq. ft. parcel at the mauka Manoa campus in Manoa Valley. The site, identified as TMK: 2-9-26:3 is on the north bank of the Manoa Stream between East Manoa Rd. and Woodlawn Dr. The proposed subdivision is needed to satisfy legal land ownership requirements and will involve no physical changes to the land. The subdivided parcel and the adjoining lots

are within the Single Family Residential District--R-4. However, as this area has been designated as a Flood Hazard Zone, no buildings can be constructed without the approval from appropriate Federal and City agencies. As this lot does not have direct frontage on an improved street, access will be provided over the University parcel by a driveway easement for the subdivided lot.

CONSERVATION DISTRICT USE APPLICATION
FOR A MICROWAVE RADIO RELAY FACILITY,
KOKO HEAD, OAHU, Tel-Net Joint
Venture/Dept. of Land and Natural
Resources

The applicant proposes to construct, operate and maintain a microwave radio relay facility at Koko Head, Oahu on the site identified as TMK: 3-9-12:02. The facilities will include a 50-ft. high, 3-leg tower with 8 ft. faces for radio relaying and an 8' x 20' steel shipping container to house radio equipment. The site will be unmanned with maintenance scheduled bi-monthly. Access to the site will be by the existing 1-lane paved road originating from a locked gate by Hanauma Bay Beach Park.

CONSTRUCTION OF A FOOD SERVICE FACILITY
WITHIN A SPECIAL MANAGEMENT AREA AT
KUALOA REGIONAL PARK, KOOLAPOKO, OAHU,
City and County of Honolulu Dept. of
Parks and Recreation

The applicant proposes construction of a 2400+ sq. ft. food service facility which will include a kitchen serving area, lanai area for dining, meetings and crafts activities, office area and a utility room. The one-story structure will be approx. 75' long x 32' wide x 21' high and located just southeast of the comfort station and on the makai side of the line demarcating the prehistoric beach edge. The project site is identified as TMK: 4-9-03:44.

CONSERVATION DISTRICT USE APPLICATION
FOR AN AFTER-THE-FACT SMALL BOAT PIER,
KANEHOE BAY, OAHU, James Y. Kanada, et.
al./Dept. of Land and Natural Resources

The application is for an after-the-fact recreational pier on State-owned submerged lands adjacent to property at 45-115 Mahalani Circle, Kaneohe, Oahu, identified as TMK: 4-5-058-035. The pier, constructed in 1968, is 11' x 31' extending from the sea wall and is used for small boat mooring, swimming and fishing. It is open for public use. The shoreline is defined by the sea wall and the bottom consists of a coral bed covered with muddy silt.

HAWAII

CONSERVATION DISTRICT USE APPLICATION
FOR AN AGRICULTURAL TRAINING FACILITY,
PUNA, HAWAII, Hawaii County Economic
Opportunity Council/Dept. of Land and
Natural Resources

The applicant proposes expansion of a grass growing and processing facility for the purpose of testing the feasibility of growing and processing grass for fodder export and for training and providing new jobs for displaced workers. The proposed 525 acre site is approx. 3 mi. south of Hilo and situated within the Waiakea Forest Reserve on the Hilo side of the South Hilo-Puna District boundary. It is identified as TMK: 2-4-08:22 and was formerly encumbered by the Puna Sugar Co. for cultivation of sugar cane. The project will involve conversion of sugar cane land for grass cultivation, planting, harvesting, delivery to drying houses, processing through drying and fumigation, agricultural certification and delivery on vessel. Facilities required will include: 5 solar drying plants 20' x 100' x 10' h; an open end warehouse (roof only) 100' x 100' x 15' h to store grass in event of rain and to house 3 compactor presses to produce pressed bales; an 8' x 8' x 40' loading area and 100' x 150' parking area.

CONSERVATION DISTRICT USE APPLICATION TO
REBUILD A SINGLE-FAMILY DWELLING,
MILOLII, SOUTH KONA, HAWAII, Eugene K.
Kaupiko/Dept. of Land and Natural
Resources

The applicant proposes to rebuild a single-family dwelling at a higher elevation at Milolii, South Kona, Hawaii, on a 274.53 acre parcel of land identified as TMK: 8-9-3:10. The original home, built on lower ground in 1928, was severely damaged by high seas in 1969. The single-family structure of approx. 1100 sq. ft. would be constructed of T-1-11 exterior siding and gypsum board and galvanized iron corrugated roofing. It will consist of 3 bedrooms, 1.5 baths, a living room, dining room and kitchen.

MAUI

CONSTRUCTION OF A SHORELINE ROCK
RETVEMENT AT THE MAHANA RESORT
CONDOMINIUM PROJECT, HONOKOWAI, MAUI,
Assoc. of Apt. Owners of the Mahana at
Kaanapali/Maui County Planning Dept.

The applicant proposes construction of a 700' seawall revetment at the Mahana Condominium complex located at 110 Kaanapali Shores Place, Honokowai Pt., and identified as TMK: 4-4-01:99. The Mahana complex is bordered on the north by the Maui Kai Condominium development and on the south by a long stretch of undeveloped shoreline with the backshore area planted in sugar cane. The proposed shoreline protection structure would consist of a sloping rock revetment extending along the 700' of shoreline fronting the Mahana. The revetment would have a 5' thick armor layer consisting of 2,000 to 3,000 lb. stone, a 2.4' thick underlayer of 200 to 300 lb. stone, and a layer of plastic filter cloth to prevent undermining of the rock layers. The revetment would have a crest elevation of 11' above mean lower low water (mllw) and a side slope of 1 vertical on 1.5 horizontal.

Because the revetment will be resting on sand foundation, the toe will be excavated and placed at minus 5' mllw and the armor stone and underlayer stone will be extended 5' seaward to minimize structural damage from excessive settling and scouring of the sand at the toe of the structure from wave action. The ends of the revetment would be turned landward and extended a minimum of 20' from the existing vegetation line to provide a transition between the revetment and the adjoining reef and to prevent flank erosion from damaging the structure. The proposed improvements will replace a temporary sand bag structure which was constructed as an emergency measure in 1980 following storm wave action which eroded the property and threatened the structural integrity of the condominium and its facilities.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

Hawaii Planning Dept. 961-8288;
Hnl. Dept. of Land Utilization 523-4077;
Kauai Planning Dept. 245-3919;
Maui Planning Dept. 244-7735.

CONSTRUCTION OF A ONE-STORY CONVENIENCE STORE (7-ELEVEN) WITH A SELF-SERVICE GASOLINE STATION WITHIN THE SPECIAL MANAGEMENT AREA (SMA), HAUULA, OAHU, The Southland Corporation/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes construction of a one-story convenience store, known as 7-Eleven, with a self-service gasoline station. The project site is at 54-138

Kamehameha Hwy., identified as TMK: 5-4-2:8, and is zoned B-2 Community Business District which permits the proposed development as a principal use. It is entirely within the SMA. The proposed store will cover approx. 2600 sq. ft. of the 19,396 sq. ft. lot which is nearly flat with a very slight mauka to makai slope. The height of the store will be 16' above grade, including a 5.5' sloped, wood shingle facade above the building soffit. The proposed development requires that the existing building and appurtenant structures be demolished and removed. Existing gasoline pumps and underground storage tanks will be removed and replaced with new ones. The new gas pumps will be located in front of the store, approx. 30' back from Kamehameha Hwy. The parking and driveway areas will be paved. Required landscaping, per zoning code standards, will be installed along the access points, the northern boundary and the mauka side. Construction is estimated to be completed in 60 days. Vehicular access to the site will be provided at 3 access points along Kamehameha Hwy. There will be 16 parking spaces and 1 loading zone on the front side of the store which faces Kamehameha Hwy. The proposed development will provide the community with a 24-hour convenience store.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PLAN, KAKA'AKO, OAHU, Hawaii Community Development Authority and U.S. Dept. of Housing and Urban Development

The Makai Area Plan is an addendum to the Kaka'ako Plan adopted in 1982 for the initial 450-acre mauka portion of the Kaka'ako District. The Makai Area Plan was put into effect in October of 1983. The SEIS addresses the "Makai Area" addendum to the Kaka'ako Plan and the major impacts resulting from its implementation, describes the infrastructure improvements for Increment I District-wide improvement area and Rule amendments, and further examines and studies the unresolved issues identified in the Final Environmental Impact Statement for the Kaka'ako Community Development District Plan accepted by the Governor on August 22, 1983. The SEIS also updates selected findings of the Final EIS and further evaluates traffic, air quality, and noise impacts resulting from development of the entire Kaka'ako District. The original Kaka'ako District boundaries (mauka area) were designated by King St., Punchbowl St., and Ala Moana Blvd. The 1982 Legislature amended the District boundaries to include approx. 133 acres of land makai of Ala Moana Blvd. between Ala Moana Park and Pier 4 in Honolulu Harbor, referred to as the "makai area", which was assigned to HCDA for planning and redevelopment. The total developable land area consists of approx. 4.4 million sq. ft. or 102 acres excluding Public designated land which comprise a total of 4.4 acres. Three physically distinct land use zones are designated--a Mixed Use Residential emphasis zone (MUZ-R), a Mixed-Use Commercial emphasis zone (MUZ-C), and a

single-use Waterfront Industrial zone (WI). In addition, two Public designated areas are within Fort Armstrong. The maximum building height, floor area ratio, and tower footprint will be proportional to the parameter of the lots. Private, public and quasi-public (non-profit) housing development will be permitted only in the MUZ-R and MUZ-C zones. Each type of developer will deliver housing units appropriate to its target market. Approx. 1,547 dwelling units are proposed based on an average minimum of 883 sq. ft. The "reserved housing" provision established for the Kaka'ako District Plan will also be implemented in the makai area. Improvements to the streets and roadways in the area to meet or exceed City and County standards are planned. This would require the widening of all public roadways (within existing rights-of-way), some widening and realignment of Ala Moana Blvd., possible closure of Coral and Ohe Sts. between Ala Moana and Ilalo St. to allow for the formation of superblocks, extension of Cooke St. to the proposed Waterfront Park, and realignment of Keawe St. to more directly connect with Keawe mauka of Ala Moana. Existing overhead utility lines will be placed underground and would be done in concert with the roadway improvements. The existing bus service route along Ala Moana Blvd. will not be altered and will continue to be the major mode of public transportation to service the makai area. Sidewalks will be improved along public streets and pedestrian malls, mid-block pedestrian ways will be provided as demand increases. New open space and public recreation facilities will be provided by the 60-acre State Waterfront Park adjacent to the makai area. No public recreational facilities are proposed within the makai area. Requirements for private open space and on-site recreational space for all new developments within the MUZ-C and MUZ-R zones are the same as those for the mauka area. Historic sites considered for preservation in the makai area include the U.S. Immigration Station,

the Dept. of Health buildings, and the Moana Sewage Pumping Station. In order that necessary services are provided by public facilities and utilities are adequate to support new development at the time they occur, the programming of infrastructure improvements for the makai area will be incorporated in the Phasing Plan for the mauka portion of the Kaka'ako District.

This Draft Supplemental EIS is also available for review at the Liliha and McCully-Moiliili Libraries.

Deadline: January 7, 1985.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

REVISED FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CONSERVATION DISTRICT
THE APPLICATION FOR THE PROPOSED LANIKAI HALE, LANIKAI, OAHU, Mr. and Mrs. Ralph Englestad/Dept. of Land and Natural Resources

This revised final EIS has been prepared to correct the procedural deficiencies in the preparation of the final EIS cited by the Department of Land and Natural Resources as reasons for not accepting the final EIS; to provide additional information to those who reviewed the previous revised EIS for the proposed Lanikai Hale; and to provide an additional opportunity for public input into the EIS.

The applicant is proposing a subzone boundary amendment and a single family dwelling involving a 4.36 acre portion of TMK: 4-3-02:1 located in Lanikai, Oahu. The total area of parcel 1 is 75.9 acres and at present lies entirely within the Limited Subzone of the Conservation District. The 75.9 acre parcel has been owned by the applicant since 1969. Reclassification would

involve 4.36 acres of parcel 1 from a "Limited" to "General" Subzone to allow residential use of the area. The subject property is currently vacant and is situated about 2.5 mi. east of Kailua along the windward coast of Oahu (but not within the shoreline area). It is located on the makai slope of the Lanikai foothills and the slope on which construction will take place is 21 degrees (38%). There are steep gullies and cliffs on the northern portion of the property with the proposed residential site being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long driveway off Poopoo Pl. The driveway will have 4 and 6 ft. asphaltic concrete shoulders and its grade will not exceed 11.5% grade. Construction of the driveway would involve 18,500 cubic yds. of excavation and 15,300 cubic yds. of fill with the excess of 3,000 cubic yds. to be disposed of off-site. Lanikai Hale will consist of a structure with maximum dimensions of 264 ft. by 120 ft. including all decks, garages, etc. The structure would be benched down the hillside, with the rear of the structure being about 12 ft. higher than the front (downslope) portion. The project will also include a swimming pool and other recreational amenities, 1,000 sq. ft. 4-car garage with an adjacent workshop and a maid's quarters which will cover a total area of 1,100 sq. ft. The quarters will be accessible from an entry behind the garage and will open to the main residence. A water pressure booster system will be installed at the lower boundary by the owner to provide 1,000 gpm of water flow to Lanikai Hale. On site sewage treatment and disposal/reuse will also be provided by the applicant. The system will be selected at the design phase.

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

Status: Currently being processed by the Department of Land and Natural Resources.

NOTICES

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: November 28, 1984
Wednesday
Time: 5:00 p.m.
Place: Second Floor Conference Room 2
State Capitol

Agenda

1. Call to Order
2. Approval of Minutes:
 - September 19, 1984 Meeting
 - October 17, 1984 Meeting
3. Status Report on Public Hearings for Proposed Chapters 200 and 201
4. Update on Proposed Satellite Receiving Dish and Support Building on Puu Nianiau, Maui (Camp Cable TV Company)
5. Use of State Lands without Prior Environmental Assessment
 - Logging in Kokee State Park, Kauai
 - Access to and Water System for Puu Lani Ranch Estates Subdivision, Puuanahulu, North Kona
6. Negative Declaration for a Proposed Shopping Center, Lahaina, Maui (3900 Corporation)
7. Petition for a Declaratory Ruling on the Abandonment of a Portion of Makena Road, Maui
8. Feasibility of Establishing a State Environmental Lead Agency
9. Update on the Annual Report
10. Correspondence
11. Other Business
12. Adjournment

PETITION FOR A DECLARATORY RULING

The Environmental Council has received a request for a declaratory ruling on the abandonment of a portion of Makena Rd. The Maui County Council is presently considering a resolution to abandon 1,100 ft. of the Makena Rd. The petitioner is questioning whether the Maui County Council can legally approve

this resolution prior to the completion of an environmental assessment.

The petition will be reviewed at the next Environmental Council meeting scheduled for November 28, 1984.

DEA MEETING

The U.S. Drug Enforcement Agency (DEA) will hold a meeting at the Princess Kaiulani Hotel at 7:30 p.m. on November 29, 1984 for the public to tell the DEA what issues should be considered in any environmental impact statement dealing with marijuana eradication programs which may include spraying with the herbicide paraquat. Interested persons, groups and agencies may also submit comments and suggestions in writing to the DEA by December 14, 1984. Letters should be addressed to Thomas G. Byrne, Chief, Cannabis Investigations Section, Operations Division, DEA, U.S. Department of Justice, Washington, D.C., 20537.

PUBLIC HEARING FOR NORTH OAHU WASTEWATER FACILITY PLAN

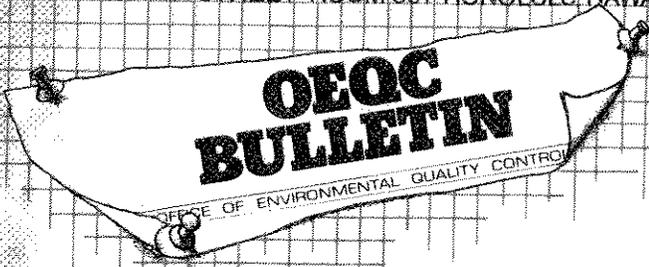
In compliance with the public participation guidelines established by the U.S. Environmental Protection Agency (EPA), the Division of Wastewater Management, Department of Public Works, City and County of Honolulu and the consultant firm of R. M. Towill Corporation will hold a Public Hearing to consult with the public on the wastewater facilities for the North Oahu area which includes Pupukea-Sunset, Kuilima, Kahuku, Laie, Hauula-Punaluu and Kaaawa. The meeting will be held on Tuesday, December 18, 1984 at 7:00 p.m. at the Kahuku Community-School Library, Humanities Room, Kahuku. A Facility Plan has been prepared which studies wastewater system alternatives in the planning area. The "no action" alternative is being recommended in the foreseeable future due to the lack of a significant public health problem and

the cost-effectiveness of retaining the existing cesspool system. The purpose of the meeting is to present the selected alternative and receive public testimony before final adoption of the Facility Plan. Interested persons are invited to submit their views, written and oral. Any person may submit three copies of the proposed comments to the address below. Oral presentations will be limited to an initial three minutes. A mailing list of interested parties who are concerned or affected by the project has been established based on the previous public meetings. Any other persons wishing to be included and those who have any questions should write to the address below or call the person indicated.

Dr. Michael J. Chun
Director and Chief Engineer
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Contact Person: Edward Arakawa
523-4067

550 HALEKAUWILA STREET · ROOM 301 · HONOLULU, HAWAII 96813



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