

OEQC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Vol. II

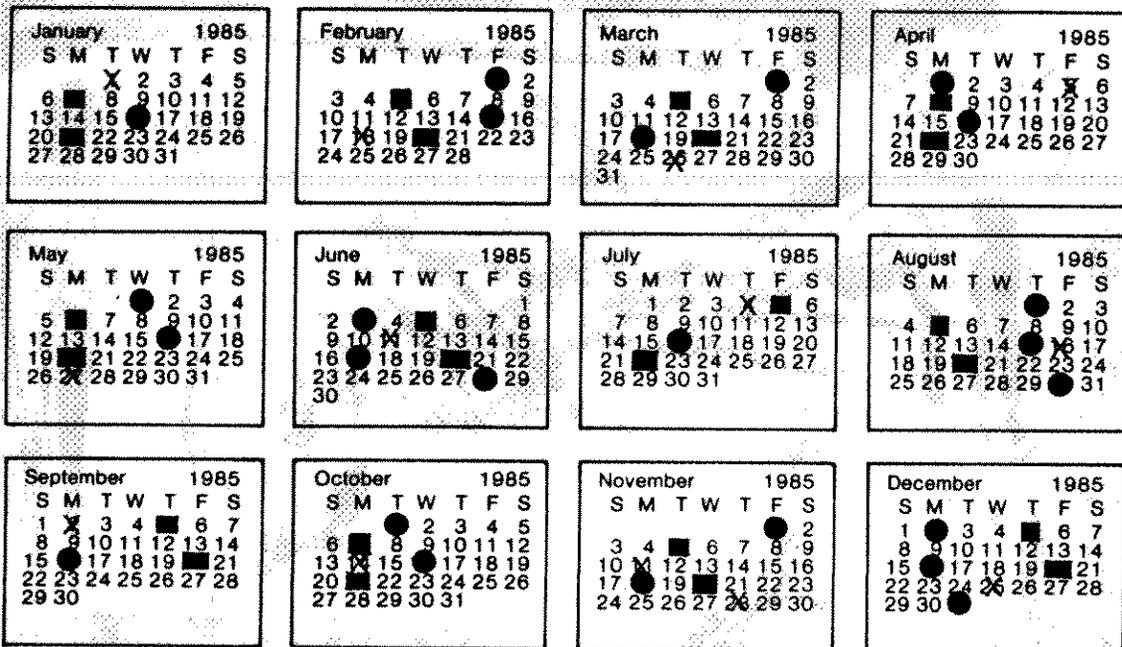
January 8, 1985

No. 01

REGISTER OF CHAPTER 343, HRS DOCUMENTS

To preparers of Chapter 343, HRS documents, a calendar of deadline dates for your information and use. HAPPY NEW YEAR!!

1985 CALENDAR



● Negatives and Prep. Notices due

■ Official receipt days for EISs

X Holidays

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.

SEWER TUNNEL RELIEF PROJECT, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

Previously published December 23, 1984.

Contact: Mr. Edward Arakawa
Division of Wastewater
Management
Department of Public Works
City and County of Honolulu
Honolulu Municipal Building
650 South King Street,
14th Floor
Honolulu, Hawaii 96813

Deadline: January 22, 1985.

DEVELOPMENT OF AN INDUSTRIAL PARK AT KAPAA VALLEY, KAILUA, KOOLAUPOKO, OAHU, Michael C. Baldwin Trust, et. al./City and County of Honolulu Dept. of Land Utilization

Previously published December 23, 1984.

Contact: Mr. Bernard P. Kea
Community Planning Inc.
700 Bishop Street, Suite 608
Honolulu, Hawaii 96813

Deadline: January 22, 1985.

NEGATIVE DECLARATIONS

The following are Negative Declarations or 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

PROPOSED 1.0 MILLION GALLON LULUKU "500" RESERVOIR, KANEHOE, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

The proposed project is the construction of a 1.0 million gallon reservoir to increase the storage capacity of the Kaneohe high service system which is supplied mainly with tunnel sources. The reservoir will allow water from well sources to be pumped into the reservoir and to be utilized for developments in the high service areas extending above the 272 ft. elevation. The reservoir will be approx. 96 ft. in diameter, with a height of about 23 ft., and constructed of reinforced concrete. The project also includes site grading and preparation, construction of an access road to the reservoir site from Likelike Hwy., and installation of approx. 4,150 lineal ft. of 16-in. diameter transmission main connecting the reservoir to the existing system. The total area affected by this project is approx. two acres. The proposed project site is located approx. 200 yds. west of Likelike Hwy. This 1.0 million gallon reservoir will occupy 2+ acres of land presently designated as conservation by the State Land Use Commission. The lands are now owned by Iolani School. The proposed reservoir will bring storage capacity up to the Board's standards and provide a back up to the tunnel sources. This is consistent with the Board of Water Supply's policy of providing proper water supply management and achieving the best use of the groundwater resources.

WAIPAHU INTERMEDIATE SCHOOL FENCING FOR
SPECIAL EDUCATION BUILDING, WAIPAHU,
OAHU, Dept. of Accounting and General
Services for the Dept. of Education

This project is to install approx. 530 linear ft. of 4 ft. high fencing behind Special Education Building S, Waipahu Intermediate School, located at 94-455 Farrington Hwy. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide a secure outdoor area to operate the Special Education program in accordance with the Educational Specifications.

LANAKILA ELEMENTARY SCHOOL SECURITY
FENCING AND DRIVE GATES, HONOLULU, OAHU,
Dept. of Accounting and General Services
for the Dept. of Education

This project is to install 3 drive gates and approx. 1,000 ft. of 6-ft. high chain link fence within the existing school campus. The project will provide such needed security to minimize vandalism to the school. The estimated cost of construction of \$35,000.

MAUKA LANI ELEMENTARY SCHOOL RETAINING
WALL, MAKAKILO, OAHU, Dept. of
Accounting and General Services for the
Dept. of Education

This project is to construct a retaining wall near the main entryway to Mauka Lani Elementary School. The wall will be approx. 6 ft. high and 120 ft. long. The project will prevent water runoff and the deposition of mud onto the parking lot area. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The estimated cost of construction is \$52,000.

EWA BEACH ELEMENTARY SCHOOL CHAIN LINK
FENCE, EWA BEACH, OAHU, Dept. of
Accounting and General Services for the
Dept. of Education

This project is to install approx. 460 linear ft. of 6 ft. high chain link fence between Ewa Beach Elementary School and Ewa Beach Shopping Center. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide security for the school.

WILSON ELEMENTARY SCHOOL PARKING LOT
DRIVEWAY, KAHALA, OAHU, Dept. of
Accounting and General Services for the
Dept. of Education

This project is to construct an additional driveway for an existing parking lot. The driveway will be approx. 3,600 sq. ft. and will include loading and unloading areas. The project will be constructed within the existing school campus and will correct a hazardous situation at the school.

WAHIAWA ELEMENTARY SCHOOL CHAIN LINK
FENCING, WAHIAWA, OAHU, Dept. of
Accounting and General Services for the
Dept. of Education

The project is to install approx. 500 linear ft. of 6 ft. high chain link fence along the property line on the northeast corner of Wahiawa Elementary School. The estimated cost of construction is \$15,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide a security barrier between the school and neighboring residents to minimize vandalism of the school and residences.

NIU VALLEY INTERMEDIATE SCHOOL EXPANSION
AND RENOVATION OF LIBRARY, NIU VALLEY,
OAHU, Dept. of Accounting and General
Services for the Dept. of Education

The project consists of the design and construction of a 1060 sq. ft. expansion to the existing library at Niu Valley Intermediate School. This expansion is

the second phase of a previous expansion project. The proposed library expansion will provide the school with additional library space to implement its program in accordance with the Educational Specifications. The estimated \$132,000 project will be constructed entirely within the existing school campus.

PEARL CITY HIGH SCHOOL ATHLETIC COMPLEX,
PEARL CITY, OAHU, Dept. of Accounting
and General Services for the Dept. of
Education

The project is to construct a 5,000 seat concrete bleacher including fencing, ticket booth, broadcast booth with movie platform, restrooms, and storage; a sprinkler system and a scoreboard within the existing campus of Pearl City High School. The \$1,011,000 project will provide the school with much-needed facilities to accommodate the athletic program in accordance with the Educational Specifications.

CAMPBELL HIGH SCHOOL SECURITY SCREENS
AND CHAIN LINK FENCING, EWA BEACH, OAHU,
Dept. of Accounting and General Services
for the Dept. of Education

The project consists of the installation of security screens for the exterior 1st floor windows of Building G and 1150 linear ft. of 4 ft. high chain link fence for the front of the school campus. The proposed chain link fence will be installed between North Rd. and the school campus. The estimated \$50,000 project will provide the school with much-needed improvements to secure its campus and a building from unauthorized entries.

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

This is an amendment to a negative declaration previously published in the November 8, 1984 OEQC Bulletin. Additional information has been provided in "III. Areas Requiring Further Study" regarding archaeological resources. Although the subject parcel is not listed on the State or National Register of Historic Sites, there may be significant subsurface archaeological resources on the parcel. Considering that a significant amount of excavation is proposed to accommodate a basement level, further study of archaeological resources is necessary and to be required as a condition of the Waikiki Development Conformance Certificate.

MAUI

BACKUP IMPROVEMENTS FOR KAHULUI HARBOR,
PIER 2, KAHULUI, MAUI, State Dept. of
Transportation, Harbors Division

The proposed project consists of demolishing four wooden buildings on the site and clearing and grubbing the area in preparation for pavement construction and installation of fencing and gates for security. The proposed improvements will remove the old wooden buildings and clear the area of overgrown weeds and shrubs to open the area for better utilization. There is no planned landscaping except saving some coconut trees on the site. This recently acquired parcel adjacent to Pier 2 must be improved before it can be utilized as a backup area for short-term storage. This would benefit the shippers, merchants, and consumers of goods being transported through Kahului Harbor. The project location is Kahului Harbor, Maui. The area to be paved is about 150 ft. southwest of the Pier 2 shed. This 0.7 acre, triangular-shaped parcel is wedged between the Pier 2 end of Wharf St., the rockwall revetment and the recently constructed Ota warehouse on Wharf St.

MOLOKAI

ESTABLISHMENT OF PUBLIC BEACH ACCESS
USES WITHIN SEVEN EASEMENTS SITUATED
WITHIN THE STATE CONSERVATION DISTRICT,
PAPOHAKU RANGLANDS SUBDIVISION,
KALUAKOI, MOLOKAI, County of Maui Dept.
of Recreation

7. Easement 165--fronting Beach Access No. 6 (Easement 92) and consisting of 0.20 acre.

Also, within Easement 213, 200, 184, and 175, the following improvements or work are proposed:

1. Minor cleaning, grubbing, selective tree trimming and grading;
2. The installation of 4-1/2 ft. high fencing to consist of 6-in. diameter Kiawe poles set 10 ft. apart with three strands of No. 9 gauge smooth fencing wire. The fencing will be installed along two sides of the easement and will generally extend from the existing paved parking lots along the northern and southern boundaries of the easements.
3. The installation of informational signs, as appropriate.

The purpose for these improvements is to define these public beach accesses and to prevent encroachment onto the adjoining property within the State Conservation District. Presently, Lot 403 and the seven subject easement areas are unimproved and maintained in open space use. There are no structures within these areas. Public access is currently available from Maunaloa Hwy. and Kaluakoi Rd. to the Papohaku Beach Park and six beach accesses abutting the seven subject easement areas within Lot 403. The improvements to the 10.4 acre Papohaku Beach Park include 25 paved parking stalls, a restroom and shower facilities, identification signs, and landscape planting. Each of the six public beach rights of way are improved with 10 paved parking stalls, landscape plantings, identification signs and shower facilities.

HAWAII

The proposal is to establish public recreational beach access uses and to construct related improvements within the State Conservation District and makai of the Papohaku Ranchlands Subdivision at TMK: 5-1-06: por. of 156. The proposed public beach accesses would abut an existing improved public beach park facility and six existing improved public beach access facilities constructed, as part of the Papohaku Ranchlands Subdivision, situated immediately mauka of Lot 403. The County of Maui granted final subdivision approval for the Papohaku Ranchlands Subdivision on September 25, 1984. The proposed public beach accesses within Lot 403 would be confined to the following easements (as shown on Map 19 of Land Court application 1683 dated January 28, 1982):

1. Easement 223--fronting the 10.4 acre Papohaku Beach Park (Lot 399) and consisting of 2.20 acres;
2. Easement 213--fronting Beach Access No. 1 (Easement 116) and consisting of 0.21 acre;
3. Easement 200--fronting Beach Access No. 2 (Easement 108) and consisting of 0.20 acre;
4. Easement 189--fronting Beach Access No. 3 (Easement 102) and consisting of 0.03 acre;
5. Easement 184--fronting Beach Access No. 4 (Easement 100) and consisting of 0.27 acre;
6. Easement 175--fronting Beach Access No. 5 (Easement 95) and consisting of 0.13 acre; and

CONSTRUCTION OF THE 0.1-MG KAWAIHAE
RESERVOIR NO. 1 PROJECT, LALAMILO, SOUTH
KOHALA, HAWAII, County of Hawaii Dept.
of Water Supply

The project consists of constructing a 0.10 million gallon (MG) reinforced concrete reservoir, installing connecting waterlines and appurtenances, landscaping, grading and installing a chain link fence. The proposed reservoir site, TMK: 6-6-01:05 (portion) contains approx. 32,000 sq. ft. It is located along Kawaihae Rd., approx. 0.44 mile east of the Kawaihae-Kohala Mountain Rd. intersection. The proposed reservoir project floor elevation will be 2,500+ ft., overflow 2515+ ft., height 16+ ft., and diameter 38+ ft. The purpose of the project is to replace the existing Kawaihae Tank No. 1, a 20,000-gal. steel pressure breaker tank with a new concrete reservoir. The new concrete reservoir will serve as a pressure breaker tank as well as a storage reservoir for fire protection. The South Kohala Water System is primarily a surface water supply system fed by the Waikoloa and Kohakohau Streams. The water is treated at the Waimea Treatment Plant and is served to 2 consumption areas: 1) the Puukapu-Nienie section extending from the Waimea Treatment Plant to Hamakua; and 2) the Waimea-Kawaihae section extending westward from the treatment plant to the Kawaihae coast. Flow from the streams vary considerably with weather changes. During periods of low rainfall, the surface sources are not sufficient to meet the demand of the water system. Reliable reservoirs of adequate storage capacity are therefore required to sustain an adequate supply during drought periods. The water system within the Waimea Village area has reservoirs with a combined storage capacity of 128.5-MG. Upon completion of the proposed 0.10-MG reservoir, the total storage capacity of the system will be approx. 128.6 MG. The additional storage will benefit consumers within the service area

extending westward from the Kawaihae-Kohala Mountain Rd. intersection toward the Kawaihae coast.

CONSERVATION DISTRICT USE APPLICATION
FOR CONSOLIDATION AND RESUBDIVISION USE
AT PUUEO, SOUTH HILO, HAWAII, Mauna Kea
Agribusiness, Inc./Dept. of Land and
Natural Resources

The applicant proposes consolidation and resubdivision of lands identified as TMK: 2-6-09:1, 3, 12, 14 and 18 at Puueo, South Hilo, Hawaii. The project area encompasses approx. 2,321 acres of land owned by Mauna Kea Agribusiness Co., Inc. located immediately north of Hilo along the Hamakua Coast. The Wailuku River and Waiiau Stream form the southern border of the project site while Pukihae Stream runs along the project site's northern border. The applicant proposes to reconfigure the existing parcels of record such that their geometry and form can be more logically consistent with the physical characteristics of the land and to make all parcels more serviceable and in closer conformance with existing Hawaii County zoning designations. There are 62 existing parcels of record within the project area, many of which are currently inaccessible due to topographic conditions and/or location of existing roadways. Fifty-five of the parcels are substandard in size according to existing County zoning laws. The proposed parcel consolidation plan reconfigures the 62 existing parcels into conforming size lots ranging in size from 20 acres to 560 acres. Topography, access, other physical characteristics and legal factors were the primary considerations utilized in determining the resultant configuration of each parcel. One of the 62 existing parcels falls within the conservation district. Seven lots within the final reconfiguration plan will include portions of conservation districted lands. No actual use or change in use is proposed within the conservation district. The only change proposed will be the repositioning of

property-line boundaries which will occur in map form only. No effect or change in the present physical condition of the conservation land designated Resource (R) subzone will occur.

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION AT PAUKAA, SOUTH HILO, HAWAII, Mauna Kea Agribusiness, Inc./Dept. of Land and Natural Resources

The applicant proposes parcel consolidation and boundary reconfiguration of conservation districted land at Paukaa, South Hilo, Hawaii, identified as TMK: 2-7-03: 32, 34, 83, and 2-7-02: 01, 09. The project area encompasses approx. 1332 acres of land owned by Mauna Kea Agribusiness Co., Inc. and is located 2.3 miles north of Hilo along the Hamakua Coast. Honolii Stream forms the southern border and the old government road runs along the makai portion of the project area. The Paukaa Village community is immediately adjacent to the proposed site. The applicant proposes to reconfigure the existing parcels of record such that their geometry and form can be more logically consistent with the physical characteristics of the land and to make all parcels more serviceable and in closer conformance with existing Hawaii County zoning designations. There are 17 existing parcels of record within the project area, many of which are currently inaccessible due to topographic conditions and/or location of existing roadways. Fifteen of the parcels are substandard in size according to existing County zoning laws. The proposed parcel consolidation plan reconfigures the 17 existing parcels into 15 conforming size lots (greater than 20 acres) and creates 2 substandard lots of approx. 6 acres each. Five of the 17 existing parcels of record include portions of the conservation district. Ten lots within the final reconfiguration plan out of 17 will include portions of conservation districted lands. Topography, access, other physical characteristics and legal

factors were the primary considerations utilized in determining the resultant configuration of each parcel. No actual use or change in use is proposed within the conservation district. The only change proposed will be the repositioning of property-line boundaries which will occur in map form only. No effect or change in the present physical condition of the conservation land designated Limited (L) subzone will occur.

PROPOSED IMPROVEMENTS TO A SINGLE FAMILY DWELLING WITHIN THE TWENTY-FOOT SHORELINE SETBACK AREA, KAILUA-KONA, HAWAII, Wendell K. S. Foo/County of Hawaii Planning Dept.

The proposed project includes the construction of an approx. 700 sq. ft. third story addition and the conversion of the ground level bedroom to covered parking within the existing non-conforming single family dwelling structure (already situated within the minimum twenty-ft. shoreline setback area). The third story addition will not project beyond the existing wall line of the structure. The applicant also proposes to apply new stucco to the existing railings and to construct a new driveway and a new cap to an existing seawall. The property, which is approx. 2,850 sq. ft., is located along Alii Dr., Kahului 1st and 2nd, North Kona, Hawaii, TMK: 7-5-19:16. It is bordered by a single-family residence on the south, a vacant lot on the north, and the ocean on the west. All other adjacent properties are zoned for hotel resort uses.

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.

DEVELOPMENT OF A 7-LOT RESIDENTIAL
SUBDIVISION WITHIN THE SPECIAL
MANAGEMENT AREA, KAWAILOA, HALEIWA,
OAHU, Donald H. Ikeda and Edgar S.
Childs/City and County of Honolulu Dept.
of Land Utilization

Negative Declaration

This is an amendment to a previously published proposal for the creation and development of a 6-lot subdivision within the Special Management Area, Kawailoa, Oahu (EQC Bulletin, August 8, 1983).

The applicants propose to subdivide a 59,058 sq. ft. parcel into 7 lots for the development of new single-family dwellings on 6 of the lots. An existing dwelling will remain on one of the lots. The lot containing the existing dwelling will be approx. 24,120 sq. ft. and the remaining 6 lots will range in size from approx. 5,000 to 6,760 sq. ft. The project site is located at 61-284 Ihuwai Pl., approx. 1.0 mile west (towards Haleiwa) of the entrance to Waimea Bay Beach Park. It is identified as TMK: 6-1-11:20 and is entirely within the SMA.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
THE VENTURE VEHICLES PROJECT WITHIN THE
SPECIAL MANAGEMENT AREA AT KAHUKU, OAHU,
Venture Vehicles/City and County of
Honolulu Dept. of Land Utilization

Draft Environmental Impact Statement

The applicant is presently operating a recreational vehicle (ORV) facility on approx. 70 acres of land located off Kahuku Airport Rd. (also called Marconi Rd.), Oahu and plans to establish an outdoor recreational facility centered around ORV rental. Consideration has been given to including horseback riding

and controlled camping on the site, although no formal plans for these activities have been developed. The project site, identified as TMK: 5-6-3:10, consists of dunelands extending from limestone outcrops at the shore to the generally flat terrain of the old Kahuku Airfield. South of the old runway and taxi strips is an area of ironwoods within which would be located the proposed improvements. Alterations and construction within the dunelands would be limited to such measures as required to prevent access by ORV's to Conservation District Lands. The lands are zoned AG-1 and P-1 (City and County of Honolulu) and, with the exception of a narrow strip along the seaward property boundary, are included within the State Agriculture District. The development does not contemplate any major or adverse alterations to the existing land forms on the sites. Proposed site improvements include a ticket office (360 sq. ft.), pavilion and restrooms (3,500 sq. ft.), security cabin (500 sq. ft.), maintenance building (800 sq. ft.), and petrol storage area. The ticket office and parking area accommodating up to 30 cars presently exist on the site. The construction of structures would be limited to areas already cleared of scrub vegetation, and if necessary located outside of the SMA. Structures will be limited to one story in height. Security will be provided on a 24 hour basis to guard against misuse of the land or vehicles. Much of the property would be devoted to use by All-Terrain or Off-the-Road Vehicles, rented on an hourly basis for outdoor recreation. The vehicles have three wheels, 8-1/2 horsepower engines, weigh less than 300 lbs. and are governed to operate at low speeds (maximum 15 mph). The total number of vehicles proposed is 30. The facility would remain open from 9 AM to 6 PM, seven days a week. The surrounding land is in open space and agriculture uses. Most of the area intended for use by ORVs is occupied by the remains of the old Kahuku Airfield constructed around 1940. The seaward portion of the property is within the

State Conservation District. No archaeological sites are located on the property, although dune areas may contain hidden burial or habitation sites. Most of the site was severely altered by construction of the airfield. The significant potential adverse impact would be the destruction of dune vegetation in areas designated by the City and County of Honolulu as P-1 Preservation. Lands within the Conservation District would not be accessible to ORV operators from the Venture Vehicles concern. Noise level measurements and evaluations have been made of the Venture Vehicles operation of recreational vehicles. Based upon the vehicle noise levels and the background noise generated by the surf, it is concluded that the operations will comply with the noise regulations enforced by the Department of Health on Oahu. Public access to Hanaka'ilio Beach may be restricted by the project. With the proposed development, use of the area will be controlled to ensure the protection of the scenic environment, and only the slow moving All-Terrain vehicles will be permitted in the area. These will be excluded from environmentally sensitive areas. Establishment of barriers to unauthorized ORV activities within the Conservation District constitutes a beneficial impact of the project.

Deadline: February 7, 1985.

NEPA DOCUMENT

The following document has been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

SUPPLEMENTAL EIS FOR PROPOSED DESIGNATION OF CRITICAL HABITAT FOR THE HAWAIIAN MONK SEAL IN THE NORTHWESTERN HAWAIIAN ISLANDS, U.S. Dept. of Commerce, National Oceanic and Atmospheric Administration

Supplemental Environmental Impact Statement (SEIS)

Previously published December 23, 1984.

Any written comments or questions on the above document should be submitted to:

E. C. Fullerton
 Director, Southwest Region
 National Marine Fisheries Service
 300 South Ferry Street
 Terminal Island, California 90731

A copy should also be sent to:

Joyce M. T. Wood
 Chief
 Ecology and Conservation District
 Room 6111, PP2, U.S. Department of Commerce
 Washington, D. C. 20230.

Deadline: February 15, 1985.

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).

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.

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

Previously published December 23, 1984.

On December 27, 1984 the applicant submitted an addendum to the Final EIS to the Department of Land Utilization. The Final EIS as revised by the subsequent addendum was evaluated by the Department of Land Utilization for acceptability.

This EIS and the Addendum are also available for review at the Waikiki-Kapahulu Library.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on December 31, 1984.

NOTICE

PETITION FOR DECLARATORY RULING

The Petition for Declaratory Ruling on the Makena Rd. abandonment and exchange project was reviewed and acted upon by the Environmental Council at its December 11, 1984 meeting. Having considered the Makena Rd. proposal, the Petition for Declaratory Ruling filed, and the testimony presented, the Environmental Council makes the following ruling:

FINDINGS OF FACT

1. The County of Maui had proposed to abandon a portion of Makena Road, identified as TMK: 2-1-05: por. of road lot, so that the State may include this property in a subsequent exchange of lands with Seibu Hawaii, Inc.
2. By letter dated September 28, 1984, the State Department of Land and Natural Resources authorized Seibu Hawaii, Inc. and/or its agent to process an application with the County of Maui for the subdivision and consolidation of the various State-owned parcels required for the proposed land exchange.

3. The State Department of Land and Natural Resources has contracted for an appraisal report for the proposed exchange and will share the cost equally with Seibu Hawaii, Inc.
4. The State Department of Land and Natural Resources has prepared an environmental assessment on the proposed land exchange and determined that a negative declaration should be filed with the Office of Environmental Quality Control. The negative declaration was filed on December 11, 1984 and includes the portion of Makena Road that is to be abandoned as one of the parcels to be exchanged.
5. The County of Maui has announced its intentions to directly exchange the portion of Makena Road in question for lands owned by Seibu Hawaii, Inc.

CONCLUSIONS

1. Pursuant to Chapter 343-5(a), an environmental assessment is required for actions which "Propose the use of state or county lands" Makena Road is a county-owned parcel. Therefore, if Makena Road is proposed to be used as part of a land exchange, an environmental assessment must be prepared.
2. Whenever an agency proposes to use county lands, that agency shall prepare an environmental assessment for such action at the earliest practicable time to determine whether an environmental impact statement shall be required. "Agency" is defined as "any department of the state or county government which is a part of the executive branch of that government."
3. The situation has changed since the petition was originally submitted in that the County of Maui has announced its intention to exchange the portion of Makena Road directly with Seibu Hawaii, Inc.

RULING

o further administrative actions with regard to this proposed use of county lands should be taken by County of Maui agencies or the Department of Land and Natural Resources until an environmental assessment has been completed by the proposing agency and a determination made and filed with the Office of Environmental Quality Control in accordance with Chapter 343, HRS.

OEOC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

January 23, 1985

Number 02

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed action has 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.

Hawaii. Also, with the exception of the Honokaupuu site, there are no highways, rights-of-way, or residential districts in the area. There are no existing utilities and no land access to any of the proposed sites.

Contact: Mr. Clifford J. Soares
Royal Helicopters, Inc.
P.O. Box 953
Kaunakakai, HI 96748

Deadline: February 23, 1985.

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING COMMERCIAL HELICOPTER LANDINGS AT FIVE SITES ON THE NORTH SHORE OF MOLOKAI, HAWAII, Royal Helicopters, Inc./Dept. of Land and Natural Resources

NEGATIVE DECLARATIONS

The following are Negative Declarations or 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

EWA REFUSE CONVENIENCE CENTER, EWA, OAHU, HAWAII, City and County of Honolulu Dept. of Public Works

The applicant requests use of properties for conducting commercial helicopter landings for the purpose of tour rest stops, precautionary landings, transporting private owners and campers or hikers. A maximum of 4 landings daily with up to 4 passengers per landing is proposed. Estimated time on the ground would normally be from five minutes to one hour. Grass or brush in the area will be hand trimmed only to the extent necessary to insure safe landings. No earth need to be moved as the sites are on level to fairly level ground. Any refuse will be hauled out in the helicopter and properly disposed of. There will be no refueling at any of the sites. The five proposed sites are identified as TMK: 5-9-08:1 at Honokaupuu; TMK: 5-9-08:11 at Kiloa, Pelekuni; TMK: 5-9-07:13 at Pelekuna Bay; TMK: 5-9-06:2 at Wailau Bay; and TMK: 5-9-06:2 at Kiloa, Wailau. The Honokaupuu site is privately owned, all other sites are owned by the State of

The proposal is to establish a refuse disposal center for the convenience of Ewa residents. The proposed site is located in the south-west corner of the Honouliuli Wastewater Treatment Plant (WWTP), located at Honouliuli, Ewa, Oahu; TMK: 9-1-13 por. of 7. The purpose of constructing a refuse disposal facility is to minimize the development and use of unauthorized refuse dump sites ("mini-dumps") along public roadways in the Ewa area. The convenience center is intended for the use of neighborhood residents and to discourage littering. Normal residential and bulky trash collection by City trucks will continue. The proposed site will occupy 1 acre of the existing Honouliuli WWTP site which is owned and operated by the City and County of Honolulu. The site is relatively level and construction of the convenience center will replace an open grassed area. The convenience center will be open 24 hours a day. The site will be fenced to separate the center from the WWTP, lighted at night, landscaped to prevent erosion and to provide a pleasing appearance, and irrigated by an automatic sprinkler system. Initially, 2 roll-on/roll-off trash bins of approx. 40 cu. yd. capacity will be provided. Trash bin replacement is projected to be semi-weekly and the schedule may be adjusted as experience is gained in operating the center.

IMPROVEMENT AND RENOVATION OF COVERED PLAY AREA FOR NUUANU ELEMENTARY SCHOOL, NUUANU, HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct partial height sheet metal sides for an existing covered play area to act as a windbreak along its mauka and ewa sides to prevent the entry of wind-driven rain. Since the project will be constructed on the existing school campus, no land will be removed from the tax base. The project will provide the school with a much-needed facility to implement its

programs in accordance with the Educational Specifications.

INSTALLATION OF CHAIN LINK FENCE AT CAMPBELL HIGH SCHOOL, EWA BEACH, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project consists of the construction of 630 linear ft. of 4' high chain link fence with appropriate gates between Campbell High School and Pohakea Elementary School. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide a much-needed improvement to provide security to both Campbell High and Pohakea Elementary Schools.

KAHUKU VILLAGE CONVERSION PROJECT, KAHUKU, KOOLAULOA, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The project consists of the acquisition of land in fee simple ownership from the Campbell Estate utilizing Community Development Block Grant (CDBG) funds; provision of CDBG funds by the C&C for infrastructure improvements and planning and engineering activities; rehabilitation of the 220 existing homes within the Village; and development of approx. 164 new homes by the Kahuku Village Association (KVA). The project was conceived, formulated and developed by the residents to create the most affordable housing possible while still retaining the present character, vitality and integrity of the Old Plantation Village. The revitalization strategy for the Kahuku Village Concentrated Revitalization Area (CRA) consists of new government assisted housing, rehabilitation of existing housing, and public improvements to enhance residential uses. Under the City's CDBG program, the Kahuku Village Conversion Project is designated as a CRA where comprehensive improvement programs are being initiated. To achieve leasehold or fee simple

ownership for the Village families, the community must have its existing building sites and potential lots legally established as lots of record. The lots will then be conveyed to the Village. In order to subdivide the community into legal lots, the present R-6 residential zoning regulations must be followed. The two lot types being considered are existing homes and vacant lots. There are 220 existing dwelling units. The majority of these homes, occupied by Village residents, will be purchased by those families who live there. The Campbell Estate will convey the plantation homes to the Village for \$1.00 per home. KVA will be the developer for the entire project, including approximately 164 new lots which will be created by the subdivision. The subject property is located at Kahuku, Koolauloa, Oahu, and includes approx. 72.5 acres of land in the four separate TMK areas identified as TMK: 5:6:02:13 and 15 and 5:6:06:15 and 19.

parking lot southeast entrance (Ramp HS) gate off Kahuapaani Street and at Salt Lake Boulevard. After installation of the new sewer main has been completed, the trench for the sewer, chain-link fence and affected striping will be restored and existing landscaping replaced. The project site is identified as TMK: 9-9-03: por. 61. A perpetual non-exclusive 6-ft. wide sewer line easement will be granted to the City and County of Honolulu by the State of Hawaii over the alignment within the Aloha Stadium property. The objective of the project is to provide an adequate off-site sewer connection to serve the Crosspointe apartment project. The project will not require the displacement or relocation of any persons or businesses nor will it require the fee simple acquisition of any land. The land use along the alignment of the sewer line will not be altered by this project. The project will be privately funded by the developer and is estimated to be completed within 45 calendar days of its commencement.

CROSSPOINTE 10-INCH OFFSITE SEWER LINE EASEMENT ACROSS ALOHA STADIUM PARKING LOT, HALAWA, EWA, OAHU, Gentry-Halawa Park, Ltd./Dept. of Land and Natural Resources

CONSTRUCTION OF A BASEBALL FIELD FOR KALANI HIGH SCHOOL, HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project involves the construction of 412 linear ft. of 10-inch vitrified clay pipe sewer main and appurtenances across the south side of the Aloha Stadium parking lot between the Interstate Highway H-1 and Salt Lake Boulevard at a depth varying from 5 to 15 ft. below the existing parking lot grade. The new main will convey sewage from the Crosspointe project, a 550-unit, low-rise apartment development located on the east side of the H-1 Highway to the existing 18-inch trunk sewer main in Salt Lake Boulevard. Two new sewer manholes will be constructed within the parking lot and two service laterals will be provided for possible future sewer use by the Aloha Stadium complex. Reinforced concrete jackets, 6-inch thick, will be constructed to protect the sewer line at the Stadium

This project is to construct a baseball field for Kalani High School to provide a much-needed facility to implement its physical program in accordance with the Educational Specifications. The work shall consist of earthwork including covering a drainage ditch, top-soiling, and grassing and installation of sprinkler system, fencing, and backstop. Since the project will be constructed within the existing school campus, no land will be removed from the tax base.

HAWAII

PAHALA VILLAGE SINGLE-FAMILY HOUSING INCREMENT X SITE IMPROVEMENTS PROJECT,

PAAAU, KA'U, HAWAII, County of Hawaii
Office of Housing and Community
Development

The County of Hawaii in cooperation with the Hawaii Housing Authority, State of Hawaii plans to develop a 32 houselot subdivision at Paaau, Ka'u, Hawaii. The project is proposed on 10.5 acres which is part of a 25.619 acre parcel identified as TMK: 9-6-02:17 and owned by the Hawaiian Agricultural Company. Title to the property shall be transferred to the Hawaii Housing Authority and the development rights turned over to the County of Hawaii. Located in the town of Pahala, the property is bordered by Ka'u Hospital to the east, Kamani Street to the north, Pahala Fire Station to the west, and the grounds of the Pahala Hongwanji Mission and Ka'u Sugar Company to the south. The County proposes to construct a mix of twenty-four 2 and 3-BDR detached single-family dwellings. An additional 8 dwelling units of yet undetermined size will be constructed by C. Brewer and Co., Ltd. All units will feature wood frame construction on concrete slab, corrugated metal roof, double walls, and paved driveway/garage. The units shall be sold in fee to owner-occupants. The selling price for the 3-BDR homes is estimated at \$57,900; prices for the 2-BDR homes have not been determined. The proposed 10,000 square foot minimum lot size conforms to the zoning (RS-10) for the area. Density is approximately 3.2 units/gross acre. Access shall be taken off Kamani Street, an existing county standard road. From Kamani Street, a single 50-ft. wide roadway with cul-de-sacs of similar width branching from it would serve the subdivision. Curbs, gutters, and sidewalks are not planned in order to reduce overall costs. On-site runoff shall be collected along the subdivision streets and directed to an earthen ditch/drainage easement in the south corner of the property for disposal. House pads shall be protected by ground swales which would convey runoff to roadside swales. Drain pipes shall be placed along Kamani Street at the

subdivision entry to protect the intersection from flooding. Water shall be taken from an 8-in. ductile iron line along Kamani Street. Electrical and telephone lines strung along Kamani Street shall be extended overhead into the subdivision. Individual cesspools are proposed for wastewater disposal. The project shall be developed without recreation areas or facilities. The cost of the project is estimated at \$1.4 million (\$1984). Construction shall commence after all necessary approvals are received and tentatively scheduled for completion by July, 1985.

CONSTRUCTION OF THE UNITED KINGDOM (UK)
HAWAII BASE FACILITY, PHASE II, HILO,
HAWAII, United Kingdom Infrared
Telescope (UKIRT)/University of Hawaii

The proposed Hawaii Base Facility, Phase II, will provide offices, meeting rooms and laboratories for support services personnel to carry out administrative functions and activities related to software development, scientific research, and the repair and development of scientific equipment for the Science and Engineering Research Council's (S.E.R.C.) telescopes on the summit of Mauna Kea. The proposed facility will be located on the parcel of land fronting on Komohana Street overlooking the UH-Hilo Campus, identified as TMK: 2-4-01:7, which is currently being subleased by UKIRT. The proposed building will be of one-story construction with a gross area of 5,215 sq. ft. The design of the building is complementary to the Phase I building and the newer buildings on the UH-Hilo Campus. A large area between the buildings and Komohana Street will be landscaped to screen the development from the street. The building site will be grubbed to the extent required for construction. Approx. 6,100 sq. ft. of land area will be covered by the building. The paved parking area and driveways will total another 1,100 sq. ft. Funds for construction are to be provided by SERC and construction is projected to begin in late 1985.

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.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE VENTURE VEHICLES PROJECT WITHIN THE SPECIAL MANAGEMENT AREA AT KAHUKU, OAHU, Venture Vehicles/City and County of Honolulu Dept. of Land Utilization

Draft Environmental Impact Statement
Previously published January 8, 1985.

Deadline: February 7, 1985.

NEPA DOCUMENT

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

SUPPLEMENTAL EIS FOR PROPOSED DESIGNATION OF CRITICAL HABITAT FOR THE HAWAIIAN MONK SEAL IN THE NORTHWESTERN HAWAIIAN ISLANDS, U.S. Dept. of Commerce, National Oceanic and Atmospheric Administration

Supplemental Environmental Impact Statement (SEIS)
Previously published December 23, 1984.

Any written comments or questions on the above document should be submitted to:

E.C. Fullerton
Director, Southwest Region
National Marine Fisheries Service
300 South Ferry Street
Terminal Island, California 90731

A copy should also be sent to:

Joyce M. T. Wood
Chief
Ecology and Conservation District
Room 6111, PP2, U.S. Department of Commerce
Washington, D.C. 20230

Deadline: February 15, 1985.

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).

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 ENVIRONMENTAL IMPACT STATEMENT FOR THE WAIHAOLE VALLEY AGRICULTURAL PARK AND RESIDENTIAL LOTS SUBDIVISION, KOOLAUPOKO DISTRICT, OAHU, Hawaii Housing Authority

Since the submittal of the Draft EIS in June 1983, the subdivision and water systems have undergone changes. This Revised EIS has been withheld until as near an accurate description of the proposed actions was available and could be assessed for its impacts.

The proposed project involves the development of an agricultural park supplemented by a residential lot subdivision in Waiahole Valley on property acquired by the Hawaii Housing Authority from Elizabeth Loy McCandless Marks by quit claim deed on November 30, 1977. Other State land will also be required for roadways. The project site involves a portion of Waiahole Valley consisting of those lands acquired from Elizabeth Marks and some State land that is required for roadways. The project boundaries are defined generally by Kamehameha Highway (makai), Waiahole-Waikane boundary (north), the forest reserve boundary (mauka), and Waiahole Homestead Road (south). Pockets of privately-owned parcels within the project boundaries are excluded from the proposed development plans. In total, the project area comprises about 590 acres, which is about 24 percent of the entire Waiahole Valley drainage basin. The proposed action will primarily entail subdividing, leasing and providing infrastructure improvements. The proposed actions include the following:

a. Subdivision

- Agricultural lots--45 lots (379.4 acres); 36 lots are encumbered by existing tenancies and 9 are new additional lots.
- Residential lots--80 lots (40.0 acres); 47 lots are encumbered by existing tenancies and 33 are new additional lots. 22 of the 47 encumbered lots will remain in the agricultural land use district classification.
- Commercial lots--2 lots (0.8 acre); both are existing lots.
- Open space--5 lots (149.0 acres)
- Reservoir and booster pump sites--3 lots (3 acres)

b. Long-term agricultural and residential leases with preference to residents of record in Waiahole Valley as of March 1977. Agricultural leases include provisions for mandatory agricultural use of land.

c. Physical improvements

- Roads--widening, paving, realignment, new roadways, resurfacing, and bridge replacement.
- Drainage--roadside swales.
- Water--dual-use domestic and agricultural system that utilizes underground water. Water supply will be increased by 1.1 mgd over the present supply through a pending reapportionment of an existing lease between Waiahole Water Company and the State (DLNR).
- Wastewater--acceptable disposal systems for new lots such as cesspools below BWS "no pass" line and closed vaults above the "no pass" line.
- Electrical and communications--overhead electrical and telephone lines to serve all lessees; street lights along Waiahole Valley Road between the fork of the north and south branches of Kamehameha Hwy.

Total estimated cost for the acquisition and development of Waiahole Valley is \$13,100,000. Construction is scheduled to start in early 1985, with completion of improvements in late 1986.

Status: Currently being processed by the OEQC.

NOTICE

The Agricultural Stabilization and Conservation Service (ASCS) of the U.S. Department of Agriculture is preparing an environmental impact statement (EIS) to identify the environmental consequences associated with certain commodity farm programs which may result in cropland acreage adjustments. The ASCS has requested that appropriate state and local agencies be informed of the preparation of this document.

The notice of intent to prepare the EIS was published in The Federal Register, Volume 49, No. 116, Thursday, June 14, 1984.

SUMMARY: In accordance with Section 102(2)(C) of the National Environmental Policy Act of 1969, the regulations issued by the Council on Environmental Quality implementing Section 102(2)(40 CFR Part 1500), and the regulations issued by the Agricultural Stabilization and Conservation Service which relate to Environmental Protection (7 CFR Part 799), the Agricultural Stabilization and Conservation Service, U.S. Department of Agriculture, gives notice that an environmental impact statement will be prepared for commodities for which production adjustment programs may be established. Those commodities include: corn, sorghum, oats, barley, wheat, rice, upland cotton, and extra-long staple (ELS) cotton. In accordance with the procedures for preparing an environmental impact statement, comments are being sought with respect to environmental factors to be considered in connection with implementation of production adjustment programs for these commodities.

SUPPLEMENTARY INFORMATION: A draft environmental impact statement covering commodities for which production adjustment programs may be established by the Department of Agriculture will be prepared and will be circulated for review by agencies and the general public. The Agricultural Stabilization and Conservation Service invites the preparation of such a draft environmental impact statement. The draft environmental impact statement will be prepared by Mr. Phillip N. Yasnowsky, Agricultural Economist, Agricultural Stabilization and Conservation Service, Washington, D.C. The environmental impact statement is to serve as a means of assessing the environmental impact production adjustment programs which may be implemented for these commodities.

Generally, proposed scope of the environmental concerns includes:

SOIL

1. Erosion---loss of topsoil

2. Contamination
 - a. Pesticide
 - b. Fertilizer
 - c. Salinization

B. WATER

1. Sedimentation
2. Salinization
3. Organic waste pollution
4. Nutrient pollution
 - a. Nitrogen
 - b. Phosphorus
 - c. Other
5. Toxic pollution
 - a. Herbicides
 - b. Insecticides
 - c. Fungicides
6. Ground water depletion

C. AIR

D. FISH/WILDLIFE HABITAT

E. ENERGY CONSERVATION/PRODUCTION

F. ECONOMIC

G. SOCIAL

For each commodity for which a production adjustment program may be established, a production range will be chosen which is broad enough to cover all likely Agricultural Stabilization and Conservation Service program determinations for the commodities. The environmental concerns listed above will be applied to each of the commodities. Individuals or agencies with specific information, studies, or publications which might help in the preparation of this statement are encouraged to submit such information.

Please submit your comments and material directly to:

Director, Program Analysis Division
Agricultural Stabilization and
Conservation Service
P.O. Box 2415
Washington, D.C. 20013

The deadline is February 15, 1985.

If you have any questions, please contact Mr. Phillip N. Yasnowsky, at (202) 447-9223.

