

OEQC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

March 8, 1985

Number 04

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICE

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.

DEVELOPMENT PLAN AMENDMENT AND REZONING FROM AGRICULTURE TO INDUSTRIAL FOR DEVELOPMENT OF A HIGH TECHNOLOGY INDUSTRIAL PARK, MILILANI, OAHU, Castle & Cooke, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes development of the "Hawaii Technology Park" on a 256-acre site in Mililani, Central Oahu, east of the H-2 Freeway, identified as TMK: 9-5-2: Por. of 11. It is approx. 20 mi. from downtown Honolulu. Waikakalaua Gulch is the dominant natural feature of the site, forming a steep valley along its southern boundary. Adjoining the site on its northern boundary is the Leilehua Golf Course and the Schofield Barracks Military Reservation which also forms the site's eastern boundary. The Hawaii Technology Park is intended to facilitate the emergence of high technology industry in Hawaii by providing a high quality, attractive and competitive environment for local, national and international technology based industries such as computers, office equipment, communications equipment, electronic components and equipment. The Park will be designed to accommodate functions commonly associated with high-tech industry such

as light manufacturing and assembly, research and development, and ancillary functions of administration and warehousing. A commercial complex will also be provided to serve the Park's users and their employees. Commercial uses will be only accessory to the Park and will include office suppliers, conference facilities, convenience retail outlets, restaurants and professional offices. Approx. 65% of the Park will be limited to high-tech industries only. Traditional light industrial uses, such as auto repair and construction material suppliers, would not be permitted. The remaining 35% will be used for commercial and other high-tech support services. The 256-acre site is proposed to be developed in two phases of about 128 acres each. Phase I is projected to be developed in 5 years and Phase II in 6-7 years after. The entire site was originally classified State Agricultural District. On August 6, 1984, the State Land Use Commission reclassified the lands within the proposed Phase I portion to the State Urban District and approved the Phase II portion for incremental redistricting. Phase II would be eligible for reclassification to the State Urban District upon substantial completion of the off-site improvements and on-site improvements within Phase I. The City and County Development Plan (DP) designation for the entire site is presently Agriculture and the zoning is AG-1 Restricted Agricultural District. A DP amendment to redesignate the Phase I portion from Agriculture to Industrial has been requested by the applicant and is currently being processed by the City Department of General Planning.

Phase II will also require a DP amendment and the entire site will have to be rezoned to I-1 Light Industrial District. The principal point of access will be from the H-2 Freeway via an existing off-ramp to the adjacent Leilehua Golf Course Rd. The Park will also be accessible from Kamehameha Hwy. via Leilehua Golf Course Rd. from the west. Improvements are proposed at the Leilehua Interchange of the H-2 Freeway and at Kamehameha Hwy. to serve the traffic generated by the Park. Due to the isolated location and former agricultural use of the site, there is no public infrastructure to service the Park. Consequently, all utilities, sewers, water supply and storm drainage systems must be installed by the developer.

Contact: Mr. Stephen H. Miller
 Oceanic Properties, Inc.
 P.O. Box 2780
 Honolulu, Hawaii 96803

Deadline: April 8, 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.

KAUAI

CONSTRUCTION OF THE KAPAA SEWERAGE SYSTEM, KAPAA, KAUAI, County of Kauai
 Dept. of Public Works

The proposed project referred to as the Wailua Sewage Treatment Plant (STP) Regional STP Plan is a result of a study conducted as part of the Kapaa Small Community Facility Plan (SCFP) assessing the need for a sewer system in the Kapaa planning area and the various alternatives available. The Wailua STP Regional Plan primarily consists of collecting the sewage from the Kuhio Hwy. subarea of the Kapaa planning area and conveying it to the existing Wailua STP for treatment and disposal. The Wailua STP is presently operating with an unused capacity of approx. 1 mgd which is sufficient to accommodate the flows produced from the Kuhio Hwy. subarea. The planning area for the Kapaa Facility Plan is located at latitude N 22° 05' and longitude W 159° 20' on the eastern coastal plain of Kauai. The project is to be completed in two phases. Phase 1 primarily involves the sewerage of the entire length of Kuhio Hwy. that lies in the subarea and conveying the sewage flows to the existing Wailua STP for treatment and disposal. Construction will consist of gravity sewers, force mains, and new and upgraded sewage pump stations (SPS). Phase 2 will consist of sewerage of the remaining portion of the subarea. Construction will include new gravity sewer connections to the system provided in Phase 1 of the project. The estimated costs for Phases 1 and 2 are \$4,066,000 and \$2,843,500, respectively. In this project, phasing is particularly important in that initial funding is limited and is anticipated to be considerably less than the total initial construction cost. The first phase will be implemented immediately and the second when available funding dictates. Phase 1, which will be limited to sewerage of Kuhio Hwy. would enable service connections to be made at the commercial and more densely populated area in the Kuhio Hwy. subarea. It will also consist of upgrading the existing Coco Palms SPS (SPS No. 1E) and force main so that the existing Waipouli system may be used to convey the sewage flows to the Wailua STP. The upgrade will consist of

providing a new 18-inch force main to replace the existing 10-inch force main from SPS No. 1E to the beginning of the gravity sewer entering the Wailua STP. SPS No. 1E will require removing the existing pumps and adding 2 large (70 HP) pumps each with the capability of pumping 1,800 gpm of sewage. This phase will allow approx. an additional 330 gpm (peak flow) of sewage conveyance capacity. This is approx. 21% of the entire present day flows contemplated from the Kuhio Hwy. subarea in the year 1985. Because of the flow restrictions resulting from Phase 1, it is recommended that service connections in the first phase be regulated by the County of Kauai. Connection service allocation should be issued to those with immediate needs, and flows at the SPS's and Wailua STP should be monitored continuously to insure that additional service connections are allowable. It is also important in this phase that the existing Wailua STP surge basin be examined to determine what impact the upgraded pumps (additional 500 gpm) will have on them. The surge basin is presently operating at approx. 50% capacity. The increase to SPS No. 1E that discharges into Wailua STP will be increased from 1,300 gpm to 1,800 gpm in Phase 1. The increase of 500 gpm appears to be no problem for the surge basin should they be operated at full capacity. The impact should be evaluated during the second increment when SPS No. 1E capacity will be further increased. During this phase, possible upgrade may be required at the surge basin. Phase 2 of the project would include sewerage the remaining section of the Kuhio Hwy. subarea. The collection system will include providing sewer lines in the side streets to service homes and businesses off the Kuhio Hwy. corridor and providing SPS No. 1N to handle flows that exceed the capacity of the Waipouli system. It will also require upgrading SPS No. 1E by providing a third pump and larger impellers to the existing pumps to increase the pumps' capacity to handle 100% of the flow from the Kuhio Hwy. subarea in the year 2005. The Waipouli

(Coconut Plantation) conveyance system will be inadequate to handle the flows from the additional services and a supplemental SPS No. 1N must be provided along with a force main and sewer line to SPS No. 1E. The existing 15-inch gravity line entering Wailua STP from the new 18-inch force main must also be replaced with a parallel 24-inch sewer in this phase.

CAHU

INSTALLATION OF A SEAWALL AT MAUNALUA BAY BEACH PARK, EAST HONOLULU, CAHU, City and County of Honolulu, Dept. of Parks and Recreation

The project involves installing a protective rock revetment along part of the shoreline and backfilling the eroded shoreline area at Maunalua Bay Beach Park to approximately re-establish the 1968 elevation and seaward boundary. The revetment will be constructed of boulders and will be approx. 400' long, 6' high and 11' wide at the bottom. It will be about 50' offshore from an eroded area of Maunalua Bay Beach Park identified as TMK: 3-9-07:8. The backfilling of the eroded park area will consist of approx. 1000 cu. yd. of coralline silt material. In September 1984, the City installed concrete barriers parallel to the shoreline to prevent further erosion. These improvements were made without authorization by the U.S. Corps of Engineers. Consequently, the Dept. of Parks and Recreation was instructed to remove all unauthorized fill material. Subsequently, since August of 1984, approx. 200 liner ft. of shoreline has eroded to an average depth of 40'. Emergency measures are required immediately to preserve the access to the heavily used picnic area and comfort station and to reclaim approx. 3,200 sq. ft. of land which has already been lost due to erosion. The beach park consists of 5.39 acres and is primarily used for boating, canoeing, jet skiing, snorkeling, diving and picnic activities.

DEVELOPMENT OF PELE STREET CONDOMINIUM,
HONOLULU, PUNCHBOWL DISTRICT, OAHU,
Hawaii Housing Authority

The proposed Pele Street Condominium project is a 36-unit moderate income residential condominium which will consist of a five-story and basement building totaling in excess of 25,000 sq. ft. situated on a 14,628 sq. ft. parcel. The development will include 4 floors of 2-bedroom apartments, 2 floors of parking, a trash chute, elevator and a security system for both parking and apartment entry. The project site, identified as TMK: 2-1-21:5 and 56, is located in the downtown area of Honolulu, just makai of Lunalilo Freeway on Pele St. The proposal includes providing all required improvements relative to water, drainage, sewage, roads, and other utility requirements which may be imposed by regulation or ordinance. The project will be designed and constructed in accordance with the County of Honolulu Standards under Act 105 of the Hawaii Housing Authority. Construction of site improvements, off-site utilities and building costs are estimated to be in excess of \$2,000,000.00. Interim financing during the construction phase will be through State funds by a Hawaii Housing Authority Act 105 interim loan. The project cost will ultimately be borne by the purchasers of the units. Construction of the proposed project is scheduled to start in May, 1985 with an estimated 10 months for completion.

HAWAII

PROPOSED IMPROVEMENTS WITHIN THE 20-FOOT
SHORELINE SETBACK AREA OF THE COUNTY OF
HAWAII, PAHOEHOE PARK, KAUMALUMALU,
NORTH KONA, HAWAII, Mrs. Irene W. Croft,
Jr. for N. Olivia Thompson/Hawaii County
Planning Commission

The applicant is proposing improvements within the 20-foot shoreline setback area of the County of Hawaii to include construction of a dipping pool,

construction of security fencing and extensive landscaping. The project site identified as TMK: 7-7-04:40, is located along the makai side of Alii Dr., approx. 100 ft. north of the County's Pahoehoe Park, Kaumalumalu, N. Kona, Hawaii. The property is approx. 7,500 sq. ft. and currently contains an existing single-family dwelling and improvements. It originally contained a pool which has since been covered by a concrete patio. The intent is to remove the patio and reconstruct a dipping pool approx. 10'x16'x4' deep and to construct picket fencing 6' high for pool security in the yard area, ocean side of the property.

PROPOSED CONSTRUCTION OF AN
ADMINISTRATION/MAINTENANCE BUILDING FOR
ALAMO RENT A CAR AT KEAHOLE AIRPORT,
NORTH KONA, HAWAII, Alamo Rent A
Car/State Dept. of Transportation,
Airports Division

The applicant is proposing to construct a 2,600 sq. ft. administration/maintenance building to provide supervisory office space and maintenance facilities for rental cars on its property at Keahole Airport, N. Kona. The site is one acre of fully paved asphaltic concrete, surrounded by 6' high chain link fencing. It is identified as TMK: 7-3-43: Por. 32, lot 002-106 and is a portion of a larger parcel within the General Plan designated industrial area. The structure will consist of concrete floors, concrete masonry walk and a metal roof. The height of the structure will not exceed the maximum allowed by Airport Division Regulations.

PROPOSED AGRICULTURAL LEASES FOR LANDS
IN THE KAIMU-MAKENA AREA OF PUNA,
HAWAII, Fil-Am Cooperative/Dept. of Land
and Natural Resources

Fil-American Papaya Cooperative proposes to acquire by leasing, lands at Kaimu-Makena Homesteads in the District of Puna of the Big Island. The various

parcels to be acquired by lease vary in size from 38.88 acres to 700.535 acres. The parcels, with a total affected area of 1000 acres are identified as TMK: 1-2-06:7, 16, 18, Por. 19, 20, and 21, and all parcels are proximate to the intersection of the Kaimu-Chain of Craters Rd. and Pahoa Kalapana Rd. This site has been selected for the future development of a commercial papaya farm for both local and export markets. The papaya cooperative plans to develop the sites by increments with site clearing first then eventually developing equipment storage buildings, packing sheds and other supportive facilities. Initial clearing of the site will be done by bulldozing of the parcels and pushing the debris to the property's edge. Due to site specific planning being dependent on the acquisition of

lands ensuing documentation may be necessary for actual implementation of the proposed phases when specific plans and designs are completed. The proposed project is consistent with existing land use plans affecting the area including the State Land Use Plan, the State Agricultural Plan, and the County General Plan. There is presently in use, lands immediately adjacent to this proposed site for the purposes of macadamia nut farming.

NOTICE

STATE ENVIRONMENTAL COUNCIL MEETING

Date: March 20, 1985
Time: 5:00 p.m.
Place: Department of Health
Conference Room, Third Floor

OEOC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

March 23, 1985

No. 06

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 contact. 30 days are allowed for requests to be a consulted party.

DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation (HTDC)

The proposed Hawaii Ocean Science & Technology (HOST) Park site is located approx. 6 mi. north of the town of Kailua-Kona and directly south of the Keahole Airport, at Keahole, N. Kona, Hawaii. It consists of approx. 547 acres of State-owned land situated makai of Queen Ka'ahumanu Highway within TMK: 7-3-09:05 (Por.) and 7-3-43:03 (Por.). The Natural Energy Laboratory of Hawaii (NELH) lies to the northwest of the HOST Park site immediately makai of the Keahole Airport Building Restriction Line. The NELH property consists of approx. 322 acres of State-owned land situated within TMK: 7-3-43: 3, 4, 5. NELH also utilizes approx. 121 acres of coastal waters and submerged lands, lying directly off Keahole Pt., for ocean research and baseline data collection activities.

HOST Park Development: In assessing the potential market and tenant mix for the

HOST Park, the unique resources and features which the site and the state have to offer were identified. The results of a market survey indicate that there is no other Ocean Science and Technology Park in existence which could compete with that being planned for Keahole. The types of companies which were identified as potential occupants of the park are in the fields of high intensity aquaculture, alternate energy, marine biotechnology, pharmaceutical development, and oceanography. Although the market study focused primarily on high intensity aquaculture, because of its potential to utilize the resources of the site, other industries also have great potential, particularly those which make use of aquaculture products. The following operations have contacted the HTDC regarding park space: construction of an OTEC facility; assembly of solar panels; pharmaceutical development and process; a science and technology institute; production of desalination units; and computer software development. In addition, companies in the following industries will also be considered for park space: Electronic Design and Assembly; Biotechnology; Telecommunications; and Tropical Agriculture. The HTDC intends to subdivide the property and lease sites to acceptable tenants. Assuming the park has a net leaseable area of 400 to 450 acres, the marketing study projects a need for a minimum of 14 sites up to 40 acres in size which could be absorbed within a 5 to 10 year period.

The uses proposed for the HOST Park are located to take advantage of the unique

features of the 547-acre site. The entire length of the shoreline will be retained for public use, and a small paved parking area and restroom facility will be provided approx. midway along the ocean frontage. A small area (5 to 10 acres) adjacent to the NELH property line on the makai side of the existing road could be utilized for aquaculture related operations or expansion of the NELH facilities. The lower portions of the remainder of the property (below approx. the 70 ft. contour) are to be leased to tenants who require high volumes of ocean water for their operations. Cold (and possibly warm) ocean water will be provided. The upper portions of the project site (above the 70 ft. contour) will be utilized for ocean science and technology facilities which are not dependent on these high volumes of sea water. Although provisions will be made in the master plan to permit all portions of the HOST Park site to be served by ocean water systems, it is assumed that the high pumping costs required to bring this water to the higher elevations will limit the demand for ocean water in the upper portions of the site. The 70 ft. contour has tentatively been established as the break between the high volume and low volume users, however, the division between the two will actually be established by demand and may result in a continuum from high volume users to non-ocean water users extending from the makai to the mauka portions of the site. An area has been set aside for a future visitors' center and possible restaurant and/or oceanarium facility. Although further information and study are required to determine the feasibility of an oceanarium facility, more immediate plans include the construction of a visitors' center to include a restaurant and possibly some service facilities for park tenants and their employees. Although the location of this center is indicated to be at the southern end of the coastal section of the HOST Park site, siting the facility next to the entrance of the Park is also

being considered. The primary access to the park site will be the NELH access road. The existing 24-ft., wide pavement is to be retained and graded shoulders are proposed to be added to visually increase the width of this major spine road. Improvements will also be made to the existing intersection at Queen Ka'ahumanu Hwy. by adding left turn and acceleration/deceleration lanes. Secondary cul-de-sacs will be constructed to provide access to all tenant parcels within the park site. Underground utilities will be constructed within the existing and proposed roadway right-of-ways. In addition, because of the lack of available county sewer service and the anticipated low density of development within the site, no provisions are being made for centralized sewage collection or disposal, and each tenant will be responsible for his own treatment/disposal. Extensive landscaping and a new entry feature or features will be provided at the highway intersection. Significant archaeological sites will be preserved and, where appropriate, kept accessible for public viewing. The King's Trail (also known as the Mamalahoa Trail), although not of great archaeological significance, does cross the site and will be preserved in the shoulder of the lower secondary access road. Each individual tenant will be responsible for providing his own on-site improvements. These improvements will include: grading; production facilities; perimeter fencing; landscaping; and individual wastewater treatment systems for disposal of domestic sewage. In order to provide ocean water to the park tenants, a piping system which brings cold water from the deep ocean off of Keahole Pt. will be installed at the site. It will utilize a new 48-inch pipe to be installed to a depth of 2000' below sea level. It is anticipated that warm ocean water will also be needed for tenant operations. Nearshore water is proposed to be pumped from the bay fronting the park into a pipeline

paralleling the cold water system. 25 ft. wide utility easements are to be provided at the back of all development parcels. In order to dispose of the large flows of ocean water after they have been used and reused by the tenants, a central disposal area has been designated running parallel to the shoreline on the opposite side of the access road from the lowest cold water header tank. In order to meet the initial needs of the HTDC, it is proposed that this project be developed in phases. The first phase, which will make the HOST Park available for the initial tenants, will include the completion of roads, utilities, cold ocean water and site amenities. Roadway improvements include grading of the shoulders and landscaping along the NELH access road, approx. 500 ft. of roadway for each of the 4 secondary cul-de-sacs and improvements to the intersection at Queen Ka'ahumanu Hwy. Utilities will include a new domestic water line along the NELH access road as far as the proposed beach facilities and along the stub roads to serve the first phase tenants. Underground electrical conduits will be provided in the same corridors as the domestic water lines. The cold water pumping and piping system will be provided up to the first header tank located just mauka of the airport boundary adjacent to the NELH access road, and the waste ocean water disposal facilities will be provided on the opposite side of the roadway. Sites which will be available for tenant leasing in the first phase will be located along the existing NELH road with access provided from the intersecting stub roads. The actual sizes of these sites will be based on individual tenant needs to be determined at a later date. However, these parcel sizes are expected to vary from 20 to 40 acres with the possibility of consolidation to meet the needs of larger users.

NELH Expansion: A master plan for NELH as prepared in 1976. The Plan, which is currently being updated, includes

specific area allocations for Ocean Thermal Energy Conversion (OTEC), both land based and floating; solar; and mariculture/biomass conversion experimental programs. A Phase II Master Plan, which is scheduled to be completed in April 1985, will address known pending commercial and research projects; identify the appropriate tenant mix for future development; and estimate the land, infrastructure and ocean water requirements of a fully developed facility. Federal land uses for the facility, which are being considered for incorporation in the Phase II Plan, include areas for the following types of projects: OTEC; direct solar energy; solar salt gradient ponds; aquaculture; desalination; marine biomass energy; hydrogen from seawater; materials testing; refrigeration and cooling; marine systems and equipment testing; agriculture; manufacturing and processing systems; and miscellaneous related project support activities including science using the unique resources of the laboratory, personnel training, environmental studies, equipment storage, and project staging for submersible and research vessels cruises. Planned future energy projects include closed-cycle OTEC and open-cycle OTEC. Pending commercial projects include Alcan Aluminum, Ltd.; Hawaiian Abalone Farms; Cyanotech, Inc.; American Sea Ranch, Inc.; other aquaculture companies which have approached NELH about the possibility of growing algae, clams, scallops and other sea foods using the deep cold water at the laboratory; and DUMAND (Deep Underwater Muon and Neutrino Detection) which will involve the deployment of a large array of sensors in the deep ocean off Keahole Pt. A study of the NELH offshore research corridor is currently being undertaken to determine the number and sizes of pipes that could feasibly be constructed in the area. Proposed developments, in addition to the HOST Park 48-inch pipe include: U.S. Dept. of Energy installation of a new 30-inch (76 cm) cold water pipeline with a 6000 gpm pumping capacity and Hawaiian

Abalone Farms plans to deploy two 5-inch pipes in the existing offshore research corridor.

Contact : Mr. William M. Bass, Jr.
High Technology Development Corp.
Central Pacific Plaza
Suite 252
220 S. King Street
Honolulu, HI 96813

Written requests to be a consulted party and comments should be sent to the above contact with a copy to:

Ms. Marilyn C. Metz
The Traverse Group
P.O. Box 27506
Honolulu, Hawaii 96827

Deadline: April 22, 1985.

DEVELOPMENT PLAN AMENDMENT AND REZONING FROM AGRICULTURE TO INDUSTRIAL FOR DEVELOPMENT OF A HIGH TECHNOLOGY INDUSTRIAL PARK, MILILANI, OAHU, Castle & Cooke, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published March 8, 1985.

Contact: Mr. Stephen H. Miller
Oceanic Properties, Inc.
P.O. Box 2780
Honolulu, Hawaii 96803

Deadline: April 8, 1985.

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submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate copy of your comments.

KAUAI

REPAIR & RENOVATION OF THE KAPAA SWIMMING POOL, KAPAA, KAUAI, County of Kauai Dept. of Public Works

The project involves repair and renovation of the existing County pool facility known as the Kapa'a Swimming Pool. The project site is identified as TMK: 4-5-12-1 and is located in the community of Kapa'a on the eastern end of Kauai. The proposed repair and renovation work will be contained within the existing pool facility and will involve the following:

1. Main drain line. Replacing the main drain line would require a minimum 6" trench opening on the pool floor and side to allow installation of a new 4" PV schedule 40 pipe. This new line will be manifolded to service both existing drain pots.
2. "Return Water" piping. Replacing the entire "Return Water" piping will entail a minimum 2 ft. opening of the concrete deck around the entire pool and installing a new 4" PVC schedule 40 pipe line with appropriate number of 1-1/2" inlets.
3. Gutter drain lines (overflow gutter to "surge" tank). Replacing the entire gutter drain lines with a 4" PVC schedule 40 pipe, including replacement of the existing 18 gutter drain fixtures.
4. Vacuum lines. Replacing this line while the concrete deck is open and the pipe path is accessible is cost-effective.

5. Pool shell. The expansion joint will be opened and refilled with a polysulfide or polyurethane compound. The entire interior of the pool shell will be replastered and repainted.

This work is necessary to prevent further structural failures to the swimming pool shell due to water leakage problems.

OAHU

ALAKEA-BISHOP STREETS RECONSTRUCTED SEWERS, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

The proposed project involves the replacement of an existing 8" diameter line with a new 10" vitrified clay sewer pipe. The replacement is required to accommodate peak hour sewage flow in the downtown Honolulu business district in the vicinity of Alakea and King Sts. The design peak sewage flow is estimated at 1 million gallons per day from a tributary area of 8.37 acres consisting primarily of commercial and public offices and retail outlets. The proposed alignment commences from an existing sewer manhole in Bishop St., midway between Hotel St. and King St. The new line will traverse makai on Bishop St. to a sewer manhole located in the intersection of Bishop St. and King St., then run in a Diamond Head direction to a sewer manhole located at the intersection of King St. and Alakea St., then makai, and terminate at a sewer manhole located in the intersection of Alakea St. and Merchant St. The project site is identified as TMK: 2-1-11. The project includes construction of new sewers, reconstruction of manholes and relocation of existing utilities.

HARBOR IMPROVEMENTS AT KEWALO BASIN, OAHU, State Dept. of Transportation Harbors Division

The objective of the proposed action, in general, is to replace the old and deteriorated existing piers at Kewalo Basin (TMK: 2-1-58) with better berthing facilities. This includes increasing the berthing capacity at the harbor so as to alleviate overcrowding conditions and competition among the commercial fishing vessels and cruise and tour boats for spaces. Another objective is to perform maintenance dredging of the entrance channel to a uniform depth of 20 ft. thereby permitting purse seiners to enter the basin and deliver their catch directly to the tuna packing plant. The State Department of Transportation is proposing to increase the berthing capacity of Kewalo Basin by removing certain existing piers on the Waikiki side of the basin, some of which were damaged by Hurricane Iwa in November 1982, and constructing two T-catwalks and nestings along the Waikiki side of the harbor. Some of the individual piers that line the inside of the basin, the wooden herringbone pier (on the Waikiki side), and the concrete herringbone pier (on the ewa side) will be removed. The stone revetment along the ocean frontage extending from Ala Moana Park to the basin entrance will be repaired and reconstructed. Additionally, maintenance dredging will be undertaken to clear the entrance channel to a uniform depth of 20 ft. The proposed layout will separate the commercial fishing and cruise/charter activities and will have a total capacity for 191 vessels in Kewalo basin. This represents a net increase of 69 berths over the existing 122 spaces. The cruise and charter activities will be restricted to the mauka side of the basin at the existing individual piers.

MAUI

LAHAINA RECREATIONAL CENTER, LAHAINA, MAUI, County of Maui Department of Parks and Recreation

The proposed project involves the construction of a multi-use recreational facility to serve the various recreational needs of West Maui. When completed the recreational facility will include 3 ballfields, a pool facility, 4 tennis courts, 2 basketball and volleyball courts, a combined football /soccer field, passive activity areas, tot lots, 2 comfort stations, parking facilities for 290 cars, a West Maui Youth Center, and administrative offices. The project site is located at TMK: 4-6-12 and 4-6-13, adjacent to the town of Lahaina. The area is comprised of 35 acres of which 11.5 acres is reserved for future housing. The site is bounded by Honoapiilani Hwy. on the seaward side, an existing cane haul road on the mountain side, Prison St. to the north and Aholo Rd. on the southern end of the project.

PROPOSED SUBDIVISION AND REMOVAL OF LANDFILL MATERIALS FROM GOVERNMENT LAND AT KAWAIPAPA AND WAKIU, HANA, MAUI, Dept. of Land and Natural Resources

The Dept. of Land and Natural Resources proposes to subdivide a 407-acre parcel of Government land situated at Kawaipapa and Wakiu, Hana, Maui, Hawaii into 2 lots containing approx. 14 acres and 393 acres, respectively. Upon subdivision of this parcel, the State proposes to sell a 3-yr. lease (land license) for the removal of landfill materials from the 14-acre portion. The remaining 393 acres will be kept in pasture use and its existing land use will not be changed. The subject site is located along Waikalua Rd. approx. 1/4 mi. NW of the existing Hana Dump and approx. 3 mi. W of Hana, Maui. It is within an area identified on the Tax Map as "Barren Lava Flow". The site is part of an old lava flow. It is surrounded on 3 sides by undeveloped land which is currently on a month-to-month lease for pasture

purposes. It is bounded on the easterly side by a 14-acre parcel which has been leased by the State to a private party for similar landfill removal operations. The 14-acre parcel resulting from the proposed subdivision is adjacent to this parcel.

CENTRAL MAUI YOUTH CENTER, WAILUKU/KAHULUI, MAUI, County of Maui Dept. of Human Concerns

The proposed project consists of the construction of a new youth center to serve the young men and women of Central Maui. The proposed approx. 70' x 80' (5600 sq. ft.) one-story building includes a large central multi-purpose room surrounded on 3 sides by 4 small class/activity rooms, toilets, office, snack bar and kitchen. The fourth side will be open to a paved courtyard acting as an extension of the multi-purpose room. A paved parking area is included in the project and the area will be landscaped. As additional funds become available, rooms for specialized activities, i.e., computer, physical fitness workout, auto shop, music studio, meditation, and audio-visual facilities will be added. The project site is a portion of the 190-acre Maui Central Park, described as TMK: 3-8-07 portion of parcel 1, consisting of approx. 5 acres of land fronting Kanaloa Ave. near the intersection of Kaahumanu Ave. The major portion of the 5-acre site is presently a landfill and soil/cinder stockpile area for the County of Maui.

HAWAII

PROPOSED IMPROVEMENTS WITHIN THE 40-FOOT SHORELINE SETBACK AREA OF THE COUNTY OF HAWAII, KAILUA, NORTH KONA, HAWAII, Homay Naraghi/County of Hawaii Planning Dept.

The applicant is proposing to construct a 45,500 sq. ft. shopping mall and

related improvements for resort, commercial and office uses. In conjunction with the proposed shopping mall, a rock wall/planter, driveway, sidewalk and landscaping are proposed to be built within the minimum 40-foot shoreline setback area. The project is located on approx. 2.3 acres of land overlooking Oneo Bay between Ali'i Drive and Kuakini Highway at Hienaloli 6th-Puna 2nd, Kailua, N. Kona, Hawaii, identified as TMK: 7-5-9:30, 31, and 59. The proposed shopping mall will consist of approx. 35,500 sq. ft. of resort shop and restaurants and 10,000 sq. ft. of resort/commercial offices. The project will be built at 3 terraced levels. The one-story structures on the first level will be setback at least 20 ft. from Ali'i Dr. The third level structures will be setback 20 ft. from Kuakini Hwy. and will be one-story in height at Kuakini Hwy. Due to the slope of the terrain, the structure at its highest point will be three-stories or 40+ ft. high. An open plaza is proposed on all levels. Two glass elevators and stairways will provide access between all levels. A waterfall is planned to descend from the mall's highest focal point, which is the center of the project. Parking alternatives will be available including open, underground and covered. Although the shopping mall will be constructed on the 3 parcels, which the developer intends to consolidate, only parcels 30 and 31 are involved in the shoreline setback area. The third parcel, 59, is situated on the mauka portion of the project site fronting Kuakini Hwy. The shoreline abuts Ali'i Dr. which has a 30-foot right-of-way. Thus, 10 ft. of the two subject properties fall within the minimum 40-ft. shoreline setback area for a distance of 195 ft. Specifically, the development proposed within this designated area will include: removal of the existing stone masonry walls; construction of a new stone wall/planter fronting Ali'i Dr. which will be 2-ft. high and 5-ft. wide; construction of a 15-ft. wide asphalt-concrete driveway leading into

the development; construction of a sidewalk paralleling Ali'i Dr. mauka of the stone wall/planter, which will connect with the existing sidewalk; installation of landscaping and an irrigation system.

AIRFIELD IMPROVEMENTS AT KEAHOLE AIRPORT (PROJECT NO. N-1063), NORTH KONA, HAWAII, State Dept. of Transportation, Airports Division

The objective of this project is to enhance the safety of airplanes which utilize the airfield by meeting new FAA safety criteria and providing better accessibility for firefighting and rescue equipment. The project involves providing a larger Safety Area encompassing the runway and taxiway areas, roads to make these areas accessible to emergency vehicles and shoulders for existing runway and taxiways to reduce the possibility of jet blast erosion and engine ingestion of foreign material. The project is located within the Keahole Airport property (TMK: 7-3-43:3) and is estimated to cost \$3,000,000. Construction is scheduled to begin on May 1, 1986 and is estimated to take approx. 2 years.

CLINICAL INVESTIGATION PROJECT, PUU POLIAHU, MAUNA KEA, HAWAII, University of Hawaii

The University of Hawaii proposes the installation of four large tents for sleeping, eating, recreation and limited laboratory use and a small tent to be used for psychological testing. The purpose of the project is to determine if high altitude exacerbates the usual degree of dehydration experienced during running and whether dietary alterations affect the physical physiological or psychological responses measured. The total period of the project, including set up, experiment and clean-up, is expected to be seven days. The proposed experimental project involves the

placement of 30 subjects, consisting of military volunteers, to undergo testing for two days at sea level at Tripler Army Medical Center in Honolulu and seven days at the 13,350 ft. elevation at the fork of the roads (Puu Poliahu) north of the UK/NL telescope now under construction and on the graded road surfaces in the area between the Summit and Puu Poliahu on Mauna Kea, Hawaii. There will be a research and support staff of approx. six individuals staying at the site. During mornings, additional support staff (15) will assist in the conduct of the running and sampling. There will be daily dispatch service between the project site and the Pohakuloa Training Area, which will be base headquarters. Transportation will be by military vehicles. Electricity will be provided by portable generators brought in for this project. Water will be hauled in. Telephone communications will be provided by the military microwave system. Cooking will be limited to heating of combat rations. All energy for heating will be electricity or propane gas. No open burning will be allowed. A portable bathroom including toilet facilities will be provided. All of the excrement and wastes will be removed to the laboratory.

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.

SITE IMPROVEMENTS FOR LANIKUHONUA--A PRIVATE OUTDOOR ENTERTAINMENT FACILITY AT HONOULIULI, OAHU, The Estate of James Campbell/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The project site was the former home of Mrs. Alice Kamokila Campbell and includes a 10-acre portion of TMK: 9-1-15-10 in Honouliuli, Oahu. The site is adjacent to the proposed West Beach Resort Development and lies 3,400 ft. south of Kahe Point. A Special Management Area Use Permit is being sought for initial site improvements including the following:

1. Demolition of 6 existing wood frame structures including 5 residences, and a maintenance garage;
2. Construction of a one-story, open sided, wood framed entertainment pavilion with an attached caterer's kitchen and storage area (total 1,900 sf);
3. Construction of a 560 sf wood framed restroom including separate male and female facilities with 3 toilets and 2 sinks on either side; and
4. Construction of a 1,500 sf wood framed caretaker's residence with 2 bedrooms and 1 bath and a detached wooden carport/toolshed with an additional 560 sf.

The proposed improvements represent the first phase of site improvements that are planned to upgrade facilities at Lanikuhonua. Further improvements are planned in conjunction with major off-site developments proposed by the surrounding West Beach Resort. Future site improvements will be designed to implement plans for the utilization of Lanikuhonua as a center for Hawaiian cultural programming and will be submitted for agency review at a later date.

REDESIGN AND CONSTRUCTION OF IMPROVEMENTS TO THE EXISTING WASTEWATER TREATMENT FACILITY AT WAI'AU POWER PLANT, WAI'AU, PEARL CITY, OAHU, Hawaiian Electric Co., Inc./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to redesign and construct improvements to the existing wastewater treatment facility to treat hazardous and non-hazardous wastewaters which are generated by various maintenance operations in the Wai'au Power Plant. The proposed project will allow the applicant to comply with the Federal Resource Conservation and Recovery Act regulations which provide for maximum protection of groundwater resources. The project site is the Wai'au Power Plant, makai of Kamehameha Hwy., identified as TMK: 9-8-04:3; 9-7-19:2; and 9-8-03:10. The new structures will be located on the mauka side of the 40-ft. Navy right-of-way (ROW), except for the sludge drying bed and piping which is makai of the ROW. The entire power site is within the Special Management Area. The applicant plans to fill in the 4 wastewater settlement ponds presently used in the wastewater cleaning process approx. 3 months after the proposed facility is constructed. The closure of the ponds will require about 8,000 cu. yds. of fill. The applicant proposes to level and re-excavate the existing sludge drying bed. Approx. 1,200 cu. yds. will be excavated, and dirt berms constructed around the bed. Gravel will be placed on top of the berms to control erosion. The sludge drying bed will be expanded from 17,600 sq. ft. to 27,000 sq. ft. New structures required to implement the project include: a) batch treatment tanks--two tanks, 175,000 gals. each, 30' in diameter and 35' high with steel plate walls, roof and floor, and reinforced concrete foundation; b) emergency holding tank--175,000 gals., 30' in diameter and 35' high with steel plate walls, roof and floor, and reinforced concrete foundation; c)

operations building--10'-15' high structure approx. 20' x 40', with hollow tile walls, reinforced concrete floor, foundations and roof; d) chemical storage tanks--two tanks 11' in diameter and approx. 25' high with steel plate walls, roof and floor, and reinforced concrete floor; e) pump and pipe support foundations of reinforced concrete; f) influent sump of reinforced concrete or steel plate, approx. 10' high, two pumps will have a capacity of 200 gallons per minute (GPM) and 2 pumps will have a capacity of 400 gpm; g) filters of steel construction and reinforced concrete foundation; h) sludge holding tank 20' in diameter and 26' high of steel construction with a 50,000 gal. capacity; i) pH adjustment tank approx. 15' high by 27' long of concrete construction.

NEPA DOCUMENTS

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.

DECONTAMINATION OF MAKUA MILITARY RESERVATION, MAKUA VALLEY, OAHU, Dept. of the Army, U.S. Army Support Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposed action will provide for the clearing of unexploded ordnance, or duds, from 500 acres in the valley floor and lower elevations of the main, central valley at Makua Military Reservation (MMR). One phase of the decontamination program will involve controlled, open burnings to reduce the existing ground vegetation and provide a greater probability of visually detecting duds. Controlled burns will be conducted in accordance with the Makua Burn Plan, which is based on safety and fire-control considerations,

and will take from one to several days to complete, depending on the dryness of the vegetation and climatic conditions. If feasible, the entire 500 acres will be burned at one time. Subsequent to the burns, Explosive Ordnance Disposal personnel will conduct walk-through surveys of the areas and will remove or deactivate any duds that are found. After the areas are cleared, a program will be established to prevent future contamination by duds. Required consultations resulting in substantive comments from Federal and State agencies have been completed. The only action pending is approval by the State Department of Health/US Environmental Protection Agency for a variance from State air pollution regulations to conduct the open burn. The proposed action will not result in a change to the present use of MMR. Makua will continue to be used for maneuver and live-fire training exercises by the various branches of the Armed Services. The decontamination program will ensure that substantial portions of MMR are cleared of unexploded ordnance and are safe for military personnel, especially infantry units, involved in training activities and civilians who may venture into the area.

COMPANY COMBINED ARMS ASSAULT COURSE,
(CCAAC), MAKUA MILITARY RESERVATION,
OAHU, Dept. of the Army, U.S. Army
Support Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposed action will provide a Company Combined Arms Assault Course (CCAAC) at Makua Military Reservation, on approx. 600 acres in the valley floor and lower elevations of the main central valley. The CCAAC will consist of permanent facilities and a live-fire outdoor training range. Permanent facilities will include a 50-ft. high control tower, a 1,200 SF administrative/storage building, a 600 SF battery storage building, and a vehicular parking area. The range will

consist of bunkers and trenches with personnel and tank targets, demolitions pits, and markers. Work will also include site and road improvements, drainage, car/truck parking, utilities, and communications. The CCAAC will enable an infantry company (approx. 150 men) to train in the successful detection, recognition, and engagement of the enemy while operating as a coordinated combat unit under realistic battlefield conditions. The proposed action will, in essence, provide for a formal training range facility in lieu of the informal maneuver and live-fire area currently being utilized by infantry units at Makua.

MILITARY OPERATIONS IN URBANIZED TERRAIN
(MOUT) RANGE, SCHOFIELD BARRACKS
MILITARY RESERVATION, OAHU, U.S. Dept.
of the Army, U.S. Army Support Command,
Hawaii (USASCH)

Finding of No Significant Impact

The proposed action will provide for Military Operations in Urbanized Terrain (MOUT) training complex at two locations in East Range, Schofield Barracks. The non-live fire MOUT complex will afford instruction and application of military tactics for combat in urban environments. The MOUT complex will consist of two separate training facilities: the MOUT Assault Course (MAC) and the Collective Training Facility (CTF). The MAC will include 7 permanent training structures on a 9,400 SY site. At the MAC, personnel will learn and practice individual tactics for combat in the urban environment. The CTF will include an urban setting of 16 permanent buildings, vehicular and pedestrian circulation systems, and other supporting features on a 29,500 SY site. At the CTF, personnel will have the opportunity to train in platoon-size units (approx. 50 men) during both the day and night. The proposed action will ensure that the soldier, individually and as a unit, is combat proficient and able to meet the demands of modern warfare.

LIGHT INFANTRY DIVISION TRAINING RANGE
PROJECTS, SCHOFIELD BARRACKS, OAHU, U.S.
Dept. of the Army, U.S. Army Support
Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposed action will provide for several Light Infantry Division (LID) training facilities at the Schofield Barracks Military Reservation, including: a new 3,200 SF Light Fighters Cadre building at the existing Air Assault School in East Range for daytime use by approx. 30 additional instructors; other range projects in East Range, including a new rappelling tower, land navigation/map reading courses, a hand-to-hand combat "pit," an obstacle course, and confidence course upgrade for use during both day and night training; and a new 300' X 300' live-fire infiltration course on the edge of the existing Schofield Barracks impact area for high explosive ordnance for night time use. Soldiers will crawl through and around various obstacles while machine gun fire is directed overhead and demolition charges are set off. The range projects are consistent with current land uses and will facilitate the conversion of the 25th Infantry Division to the LID configuration and philosophy. Soldiers will be trained in LID fighting techniques and will develop the use of initiative, stealth, and surprise.