

# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

June 8, 1985

No. 11

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### EIS PREPARATION NOTICES

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

HONOAPIILANI HIGHWAY WIDENING AND/OR REALIGNMENT, PUAMANA TO KAAPALI, LAHAINA DISTRICT, MAUI, State Dept. of Transportation, Highways Division

The project proposes to widen and/or realign a section of Honoapiilani Hwy. in the Lahaina District, on the island of Maui. The length of this segment of the existing highway is approx. 4.7 miles, extending from the vicinity of the Puamana Beach Park to the Kaanapali Parkway/Halelo Rd. intersection. The existing highway facility is a heavily-traveled route serving local traffic in the Lahaina-Kaanapali area and providing a major link with other island communities and services. It is a moderate speed (35-45 mph), two-lane highway built to acceptable current standards in terms of travel lane width and shoulder width. However, the traffic capacity of the Honoapiilani Hwy. through the project area is restricted by at least sixteen intersections with County roads. In addition, by the year 2005, the demand volume along Honoapiilani Hwy. will nearly double its 1985 volume. In Lahaina, residential and resort developments have gradually displaced

agricultural land uses. From 1970 to 1980, the residential population in the project vicinity has increased by approx. 60 percent. The proposed project lies within a mile of the shoreline. The Lahaina Historical District has been placed on the National Register of Historical Places, and its Baldwin House Museum is one of the major museum/other cultural attractions on the island. Lahaina Town is itself a major destination and employment center. The area from Front St. to Honoapiilani Hwy. also has several private residences, a park, a school, and at least two multi-storied hotels. Other important features located mauka of Honoapiilani Hwy. include Lahainaluna High School, the Lahaina Recreational Center, and the Pioneer Sugar Mill. The narrow local roads and several large parking lots are major considerations with respect to traffic circulation in Lahaina Town. Heavy traffic volumes have been recorded for Papalaua St., Lahaina Rd. and Front St. Wainee St. is also heavily traveled, and for 1.3 miles, it is located close to and parallels Honoapiilani Hwy. Between Lahaina Town and Kaanapali, individual house lots access onto Honoapiilani Hwy. via a collector or frontage road. The Lahaina Civic and Recreational Center which is located midway between Lahaina and Kaanapali, provides various community services on a regular basis. At Kaanapali, several luxury hotels are situated along the coastline and a "world-class" golf course is located further inland or just below the highway. Activities at the hotels primarily cater to hotel occupants;

however, additional facilities are being planned which may attract a substantial portion of the total Maui County visitor population.

Contact: Department of Transportation  
Highways Division  
869 Punchbowl Street  
Honolulu, Hawaii 96813

Deadline: July 8, 1985.

PROPOSED AMENDMENT TO THE MAUNA KEA  
SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN  
(SRCDP), MAUNA KEA, HAMAKUA, HAWAII,  
University of Hawaii

Since 1968, the University of Hawaii (UH) has been operating an astronomical training and research facility on Mauna Kea, a 13,796-ft. shield volcano located on the island of Hawaii. To date, the national and international scientific community has established four major and two smaller telescopes within the summit area of the Science Reserve; two additional major facilities are currently under construction. Because the summit of Mauna Kea is 13,796 ft. high, it can be physically hazardous for scientists, support staff, and construction workers to travel directly from sea-level to work at the summit without acclimatizing themselves at a lower elevation. For this reason, from the time UH began construction of its first telescope in 1968, Hale Pohaku has been used as a construction camp/astronomical research support facility because its altitude of approx. 9,000 ft. has been shown to be ideal for acclimatization purposes. The new Mid-Level Facilities for astronomers and support staff which was dedicated in 1983 replaced the temporary structures which had been used since 1968, and was constructed to support the six telescopes which were in operation on the mountain in 1980. The SRCDP addressed expansion of the Mid-Level Facilities to accommodate scientists using the planned and projected future telescopes. Four temporary buildings

from the original construction camp/mid-level facility remain in the area; a fifth was given to DLNR for use at Pohakuloa. Two stone cabins, built in the 1930s, are also located at Hale Pohaku. At the time the SRCDP was prepared, it was recognized that construction workers building future telescopes would also require housing at Hale Pohaku. It was not anticipated, however, that this type of housing would be required for more than one telescope construction crew at a time. The SRCDP final EIS recognized the potential need for construction of camp housing. Because of the interest shown by potential telescope projects in the past two years, the need to demolish (or in some other way dispose of) the temporary UH buildings in order to make room for additional permanent dormitories, appears to be imminent. In addition, DLNR has requested that UH move or demolish the two temporary buildings that are currently located adjacent to the Mauna Kea Observatory Access Rd., fronting the newly completed astronomy Mid-Level Facilities. The Supplemental EIS will be prepared to amend the SRCDP and develop a new solution to the problem of accommodating construction camp housing. This involves: 1) selecting a new site in the Hale Pohaku area on which to locate temporary construction worker housing; and 2) determining the maximum number of buildings that will be necessary for this purpose through the telescope construction period that was projected in the SRCDP. Although buildings to house construction workers will only be built as necessary, the camp must be adequate to support construction activities on Mauna Kea until the year 2000, even if several telescopes are being constructed at one time. A construction camp is needed immediately. The environmental impact statement will assess and evaluate potential sites for the construction camp; assess the impacts of the first phase of the construction camp development (Keck Telescope construction

worker housing); and assess the cumulative impacts of the construction camp at full capacity. A Conservation District Use Application (CDUA) will be filed with BLNR requesting the use of the selected site for a construction camp and permission to construct the buildings required to meet the needs of the Keck Telescope construction crews. The construction camp is proposed to be located at Hale Pohaku, Hamakua, Hawaii (TMK: 4-4-15:01 por.), within one of the three alternative areas adjacent to the existing Mid-Level Facilities, between the 9125- and 9400-ft. elevations on the slopes of Mauna Kea. A site of approx. 4 acres will be delineated for the use. At this time it is anticipated that UH will obtain use of the property by means of a license from DLNR. UH will also apply to DLNR for use of an open area of approx. +1.0 acre for a staging area adjacent to the construction camp site for equipment and supplies used in constructing telescopes on the mountain. This use will be intermittent and occasional. It is anticipated that the temporary construction camp would be developed in increments, with buildings being constructed only as they are actually needed. It is estimated that, during the next 15 years, approx. 140 construction workers will require bedspaces at Hale Pohaku at any one time. Two or three additional buildings will be required to provide space for cooking, dining and lounge areas. It is estimated that parking for a maximum 70 vehicles will also be needed. This parking will be used by local workers who drive to Hale Pohaku from other areas of the island, and for vehicles which will be used to transport the workers to construction sites at the summit. The facility will generally be occupied on weekdays with workers returning to their homes on weekends. The first increment of the development will include the following: a) either remodeling and moving the two existing temporary buildings which are currently located adjacent to the Mauna Kea Observatory Access Rd. or constructing new buildings to provide accommodations

for approx. 25 to 35 workers on the Keck Telescope, including cooking, dining and lounge facilities; b) parking; c) drainage improvements and wastewater disposal systems; and d) extension of water and electrical distribution systems for the existing Mid-Level Facilities. Construction of the project is planned to begin as soon as the necessary permits are obtained, with occupancy as soon as possible following completion of the necessary improvements.

Contact: Mr. Harold S. Masumoto  
Vice-President for  
Administration  
2444 Dole Street  
Honolulu, Hawaii 96822

With a copy to:

Ms. Marilyn C. Metz  
MCM Planning  
P.O. Box 27506  
Honolulu, Hawaii 96827

Deadline: July 8, 1985.

MARINA LANDS DEVELOPMENT AT HAWAII KAI,  
OAHU, Kaiser Development Company/City  
and County of Honolulu Dept. of Land  
Utilization

Previously published May 23, 1985.

Contact: Environmental Communications,  
Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Deadline: June 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

WAILUPE EXPLORATORY WELL II, WAILUPE, OAHU, City and County of Honolulu Board of Water Supply

The Wailupe Exploratory Well II project is part of the Board of Water Supply's (BWS) Exploratory Well Program to determine the feasibility for developing potential ground water sources and to help meet the increasing demands for water in the Honolulu Water District. The project consists of the drilling, casing and testing of one 0.1 to 0.4 mgd well at the 385.79 ft. elevation in Wailupe Valley. The well will be located on private property, on the west side of the upper valley floor at TMK: 3-6-04:1. Access to the proposed well site would be by a utility access road at the end of Hao St. The project will include the drilling of one well which will be 12" in diameter, 435 ft. deep, have solid casing for 395 ft. with 20 ft. of louvered casing, and the temporary installation of a pump to determine the well's yield and the water quality. The project will involve two phases. The first phase is the drilling and testing phase. If the tests are satisfactory, another environmental assessment will be prepared for the future production facilities. The work involved in the exploratory phase includes clearing of the site, drilling, and testing of the well. To accommodate the drilling rig and its supporting equipment, a relatively flat, clear area approx. 250 ft. by 100 ft. will be required if the rotary drilling method is used, or an area of 100 ft. by 100 ft. will be needed if the cable tool method is used. When erected, the

rotary drilling rig stands about 80 ft. high and the cable rig is approx. 30 to 40 ft. high. Both methods require additional supporting equipment such as mud tanks and pumps (for the rotary method), pipe racks, and generators. After the drilling is completed (about three months), the well will be test-pumped to determine the yield and quality. There will be an insignificant amount of oil, grease, and diesel fuel spillage that should not have an impact on the area. Also, very little material is recovered from the drilling process, and any material that is recovered is piled at the site and hauled away. The water that is pumped during the testing will be discharged into Wailupe Stream through a temporary waterline. Precautions would be taken to protect the banks from erosion. The well will be temporarily capped after the tests are completed. If the test results indicate that the well is feasible to develop, it will be scheduled to be converted into a production facility. If it does not have sufficient yield, it would be sealed and the site restored to its original condition.

DEMOLITION OF THE LISHMAN BUILDING (MAKIKI DISTRICT PARK) AND LANDSCAPE IMPROVEMENT, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action involves demolition of the Lishman Building in Makiki Park and subsequent landscape improvements to beautify the affected area. The Lishman Building is a two-story, 92-yr. old structure which was part of approx. 20 buildings used for sugar production research and development prior to the City and County of Honolulu's acquisition of the 8.7-acre Makiki District Park site from the Hawaii Sugar Planters Association (HSPA) in 1975. Makiki District Park, located in the heart of a densely built-up high-rise residential neighborhood, is bounded by Wilder Ave., Keeaumoku and Makiki Sts. and the Lunalilo Freeway. Existing

facilities at Makiki District Park include a basketball court, volleyball courts, tennis courts with lights, administration building, Agee Hall, general crafts building, library building, Lishman building, and parking stalls. According to the Hawaii Historic Foundation, the Lishman Building was built by Robert Lishman around 1892 as an annex to his home. Subsequent to the acquisition of the Lishman Estate by HSPA, the structure was converted into an experimental lab with office and storage rooms. The 1977 master plan report for Makiki District Park, which included a thorough assessment of the former HSPA structures, concluded that of the twenty existing structures, only five should be retained for recreation use. The five structures, as they now exist, are the Administration Building, Arts and Crafts Building, Agee Hall, Makiki Library and the Lishman Building. Major renovations have been made to all structures except the Lishman Building. Over the past few years, numerous attempts to secure funds for restoration of the Lishman Building and to find a tenant who could meet the requirements set by the City and County and the Department of Parks and Recreation were unsuccessful. Consequently, the Department of Parks and Recreation is now faced with a dilemma which involves a structure that has been placed on the National Register of Historic Places and which is rapidly deteriorating and has become an eyesore, hazardous and unstable. Therefore, to remove this unsightliness and the liability it poses, it would be in the best interest of the general public that the Lishman Building be demolished and the area landscaped.

MAUI

PROPOSED DEMOLITION OF TWO BUILDINGS AND CONSTRUCTION OF A SINGLE-STORY COMMERCIAL BUILDING WITHIN THE LAHAINA NATIONAL HISTORIC DISTRICT LANDMARK BOUNDARY, LAHAINA, MAUI, Ms. Joan Manning/County of Maui Planning Commission

The applicant proposes to demolish two buildings and to construct a 4500 sq. ft. single-story commercial building located within the Lahaina National Historic District Landmark boundary. The subject property is located at the northeast corner of the intersection of Lahainaluna Rd. and Front St., TMK: 4-5-01:10, and contains two wooden and concrete structures. Both buildings house several retail shops that engage in commercial activities selling clothing, jewelry, and other accessory items. The subject site is located within the Special Management Area and therefore, subject to the review and public hearing process established by the County's Special Management Area (SMA) Rules and Regulations. Potential environmental, ecological, and cumulative impacts on the Special Management Area will be addressed during the SMA Process. The highest point of the new building is 28 ft. at a decorative clock tower. Wood columns will support a flat-roof (built up roof) system that spans the project space. Storefront materials include wood siding and trim, doors and windows with mountings that allow for small glass panes. The exposed roofs facing Front St. and Lahainaluna Rd. will be painted corrugated galvanized steel. Sidewalks fronting the project will be made of concrete with a colored cobble-stone pattern. The overall architectural character is sensitive to and in keeping with the prevailing Victorian period design characteristics of Lahaina town. It should be noted that the new structure will be separated from the adjacent buildings by 8" thick concrete masonry unit fire walls. Water for domestic use and fire protection for the project will be provided from an existing 8" water line along Front St. Sewage from the proposed project will be transmitted to the existing 8" gravity sewer line along Lahainaluna Rd. Electrical and telephone service will be provided through underground extensions of the overhead lines running along the mauka side of Front St. which will be planned with input from MECO and

Hawaiian Telephone Co. Solid waste will be collected by either the County of Maui or a private company, and ultimately disposed of at the county-operated sanitary landfill. Lahainaluna Rd. is a 38-ft. wide right-of-way with approx. 32 ft. of asphalt pavement. Curbs and sidewalks are available along the southerly portion of Lahainaluna Rd. The area fronting the project site is improved with sidewalk only. Front St. is a 32-ft. right-of-way improved with sidewalk only.

PROPOSED DEVELOPMENT OF A HOUSING PROJECT HONOKOWAI VILLAGE AT HONOKOWAI, LAHAINA, MAUI, Dept. of Social Services and Housing, Hawaii Housing Authority

The proposed development is a 56-unit rental housing consisting of 28 one-bedroom and 28 two-bedroom, one bath units. Three of the one-bedroom units will be handicap-accessible. The units will be constructed within two four-story buildings situated on a 1.172-acre parcel located at Honokowai, Lahaina, Maui. The one-bedroom apartments will have an approx. net area of 565 sq. ft. and the two bedrooms will have an approx. net area of 742 sq. ft. The structures will be situated around an existing banyan tree located at the center of the property. The buildings will be basically of concrete masonry unit construction with a composition shingle roof. Floors will be poured concrete, party walls will be of CMU, and interior unit walls will be gypboard. In addition, 70 standard-size parking stalls shall be provided along the perimeter of the subject property. The project site is identified as TMK: 4-4-01:54 and is located along Lower Honoapiilani Hwy., 800 ft. south of Honokowai Beach Park. The project site is generally known as the old Honokowai School site and is adjacent to Papakea Beach Resort Condominium to the west and Maui Sands Condominium immediately to the north. The site is located 200 ft. north of the intersection of the Lower

Honoapiilani Rd. and Honoapiilani Hwy. HHA presently owns the land and will sell it in fee to the developer, Honokowai Villa Co., Inc. The proposed development conforms with the objectives of the recently approved Lahaina Community Plan which designates the property as multi-family residential, and is consistent with the Urban District Designation of the State Land Use Map. The property is zoned within an A-2 Apartment District and is within the requirements set forth by the County of Maui's Comprehensive Zoning Code for A-2 Apartment Districts. Access to the project will be via Lower Honoapiilani Road. Connections for electricity and telephone service will be made to existing overhead lines along Lower Honoapiilani Rd. At present there is no county waste collection system in the area. However, the proposed Napili-Honokowai sewage system is currently under construction where a 6-in. sewer lateral is proposed for the site and is scheduled for completion in 1985. Once the sewage system is completed, sewage will be transmitted to the West Maui Reclamation Plant for processing. The project site is within a Shoreline Management Area (SMA). The developer received an SMA permit on April 17, 1984 which was recently extended to April 17, 1986. At present, the site is vacant and idle. Honokowai Beach Park is located within 800 ft. north of the project and should provide adequate public access to the beach.

HAWAII

PROPOSED IMPROVEMENTS WITHIN THE MINIMUM 40-FT. SHORELINE SETBACK AREA OF THE COUNTY OF HAWAII, LALAMILO, SOUTH KOHALA, HAWAII, Mr. and Mrs. William Howard/County of Hawaii Planning Commission

In conjunction with a proposed 7,500 sq. ft. single family residence, a 1,200 sq. ft. servant's quarters, and a 48-ft. x 28 ft. swimming pool, the applicant

proposes to make certain improvements within the minimum 40-ft. shoreline setback area for the beautification and protection of the subject property. The specific developments proposed to be performed include the following: a) relocation of 13 coconut palms presently existing in the shoreline setback area of the site; b) construction of a retaining seawall along 250 ft. of the shoreline to protect the existing shoreline from further erosion and an additional length of approx. 140 ft. of retaining wall that is setback from the certified shoreline from 2 to 40 ft. (the seawall is approx. 7 ft. in height); c) placement of approx. 700 cubic yds. of base material and topsoil for planting purposes; and d) installation of a sprinkler system. The subject property, consisting of approx. 1.6 acres, is located on the makai side of the Kawaihae-Puako Rd. and approx. 1,000 ft. Kona side (west) from the Puako Boat Launching Ramp. It is identified as TMK: 6-9-02:5. The State-owned parcels along the shoreline and directly to the east of the subject property have been designated for State beach reserve at Puako Bay. The subject property is within the State Land Use Urban District and is zoned by the County Resort-1, 250 sq. ft. of land area per unit (V-1.25) and Open along the shoreline. The General Plan Land Use Pattern Allocations Guide (LUPAG) Map also designates the property as Resort and Open. Adjacent lands are zoned for Resort, Open, and Unplanned across the Kawaihae-Puako Rd. Surrounding land uses include single family dwellings, the Hoku Loa Church, and vacant lands. The subject property is situated within the Special Management Area (SMA) of the County of Hawaii and is subject to review under Rule No. 9 of the County of Hawaii Planning Commission relating to the SMA and to the coastal zone management.

**ENVIRONMENTAL IMPACT STATEMENTS**

EIS's listed in this section are available for review at the following public depositories: Office of

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

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

DRAFT EIS FOR ERADICATION OF MARIJUANA ON STATE-OWNED AND MANAGED CONSERVATION DISTRICT LANDS, ISLAND OF KAUAI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

Previously published May 23, 1985.

This EIS is also available for review at the Hanapepe, Kapaa, Koloa Community-School, and Waimea Libraries.

Deadline: June 22, 1985.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR MAUNA LANI RESORT, KALAHUIPUEA'A, SOUTH KOHALA, HAWAII, Mauna Lani Resort, Inc./State Land Use Commission

Previously published May 23, 1985.

This draft EIS is also available for review at the Bond Memorial (Kohala), Honokaa, and Thelma Parker Memorial/Waimea Area Libraries.

Deadline: June 22, 1985.

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

REVISED ENVIRONMENTAL IMPACT STATEMENT  
FOR THE KAPAA QUARRY PHASE 2, KAPAA  
VALLEY, KOOLAUPOKO, OAHU, Ameron HC&D/  
Dept. of Land and Natural Resources

Previously published May 23, 1985.

Status: Accepted by the Department of  
Land and Natural Resources on  
May 29, 1985.

NOTICES

ADDITION TO EXEMPTION LIST FOR THE  
DEPARTMENT OF TRANSPORTATION, STATE OF  
HAWAII AS APPROVED BY THE ENVIRONMENTAL  
COUNCIL, MAY 22, 1985

Pursuant to the EIS Regulation 1:33, the following type of action, where it falls within the given class of action, shall generally be exempt from requirements regarding preparation of an environmental assessment, negative declaration, or EIS:

Exemption Class #2:

Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.

Upgrading and/or replacement of fuel lines and fuel tanks in areas under the jurisdiction of the State Department of Transportation.

As stated in EIS Regulation 1:33(b), all exemptions are inapplicable when the cumulative impact of planned successive actions of the same type, in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment.

ADDITION TO EXEMPTION LIST FOR THE  
DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT, CITY AND COUNTY OF  
HONOLULU, AS APPROVED BY THE  
ENVIRONMENTAL COUNCIL, MAY 22, 1985

Pursuant to the EIS Regulation 1:33, the following type of action, where it falls within the given class of action, shall generally be exempt from requirements regarding preparation of an environmental assessment, negative declaration, or EIS:

Exemption Class #1:

Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

Acquisition of land under the Community Development Block Grant (CDBG) program and facilities/improvements acquired for continued use.

As stated in EIS Regulation 1:33(b), all exemptions are inapplicable when the cumulative impact of planned successive actions of the same type, in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment.

MEETING OF THE STATE ENVIRONMENTAL  
COUNCIL

Date: June 19, 1985  
Time: 5:00 p.m.  
Place: Department of Health,  
Board Room  
1250 Punchbowl Street  
Honolulu, Hawaii 96813

CITY AND COUNTY OF HONOLULU DEPARTMENT  
OF PUBLIC WORKS PUBLIC HEARING FOR  
WHITMORE VILLAGE WASTEWATER FACILITY PLAN

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In compliance with the public participation guidelines established by the U.S. Environmental Protection Agency (EPA), the Division of Wastewater Management, Department of Public Works, City and County of Honolulu will hold a Public Hearing to consult with the public on the Whitmore Village Wastewater Facility Plan. The hearing will be held on July 16, 1985 at 7:00 p.m. in the Helemano Elementary School Cafeteria, 1001 Ihihi Ave., Whitmore Village, Wahiawa, Hawaii. The purpose of the hearing is to present the highlights and the recommended alternatives and to receive public testimony before final adoption of the Facility Plan. Interested persons are invited to present their views, written and/or oral. Written comments may be submitted any time up to, and including, the day of the hearing without personal appearance. Those persons wishing to present a statement in person at the hearing are requested to submit three (3) copies of the statement. Oral presentation will be limited, initially, to three (3) minutes. A mailing list of interested parties affected by this project has been established based on previous public meetings. Other persons wishing to be included and those who have any questions should write or call the person indicated below.

Mr. Russell L. Smith, Jr.  
Director and Chief Engineer  
Department of Public Works  
650 South King Street  
Honolulu, Hawaii 96813

Contact Person: Ed Arakawa  
523-4067

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# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

June 23, 1985

No. 12

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### EIS PREPARATION NOTICES

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

#### DEVELOPMENT OF THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

Continued and projected population growth in the Kahului region of Maui has and will continue to stress the operating capacities of the region's public schools. In keeping with the Dept. of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the Dept. of Accounting and General Services, on behalf of the DOE, proposes the development of a new intermediate school (Grades 6-8) for the Kahului area. Development of the proposed New Maui Intermediate School will have a significant effect upon the social and cultural environment of the Wailuku and Kahului communities. From a long-term perspective, the proposed project will assure the continued maintenance and enhancement of public education and social welfare. As part of the school development process, a site selection study will be conducted to identify potential sites for the new school. The study will be incorporated in the EIS document and impacts of developing alternative potential sites

for school use will be addressed. The proposed school will be located within the Kahului region of Maui, and its service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puunene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community. Inclusion of the Maui Lani development extends the service area south of the existing "built-up" area. This 1,040 acre development will be a major contributor to the public school system in Kahului, with over 3,500 housing units proposed to be developed over the next 20 years. Identification of potential sites for the new school will be limited to lands within the Kahului service area. Once a school site has been selected, the new Maui Intermediate School will be developed in accordance with DOE specifications and standards. The DOE has established the following requirements for the proposed school:

- a) Type of School--Intermediate, Grades 6-8;
- b) Scheduled Opening Date--September 1989;
- c) Acreage Required--Approx. 12 acres;
- d) Design Enrollment--1,000 students;
- e) Peak Enrollment--1,200 students;
- f) Enrollment Projected at School Opening--500 students.

The proposed school facilities will include the following:

- a) Forty permanent classrooms;
- b) Four portable classrooms with space and infrastructure for an additional eight to accommodate peak enrollment;

- c) Administration building;
- d) Library;
- e) ~~Physical education facilities and play areas;~~
- f) Parking lot; and
- g) Cafeteria.

Contact: Mr. Ralph Yukumoto  
 DAGS Public Works Division  
 Planning Branch  
 1151 Punchbowl Street  
 Honolulu, Hawaii 96813

Deadline: July 23, 1985.

HONOAPIILANI HIGHWAY WIDENING AND/OR REALIGNMENT, PUAMANA TO KAA NAPALI, LAHAINA DISTRICT, MAUI, State Dept. of Transportation, Highways Division

Previously published June 8, 1985.

Contact: Department of Transportation  
 Highways Division  
 869 Punchbowl Street  
 Honolulu, Hawaii 96813

Deadline: July 8, 1985.

PROPOSED AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN (SRCDP), MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

Previously published June 8, 1985.

Contact: Mr. Harold S. Masumoto  
 Vice-President for Administration  
 2444 Dole Street  
 Honolulu, Hawaii 96822

With a copy to:

Ms. Marilyn C. Metz  
 MCM Planning  
 P.O. Box 27506  
 Honolulu, Hawaii 96827

Deadline: July 8, 1985.

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KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR LOADING AND UNLOADING OF SCUBA CHARTER PASSENGERS, HANA LEI BAY, KAUAI, Ken and Linda Bail, Bubbles Below, Inc./Dept. of Land and Natural Resources

The applicants propose use of the beach north of Hanalei Pier, offshore of TMK: 5-5-1:14 in Hanalei Bay, Kauai, for loading and unloading of scuba charter boat supplies and passengers and tying-up of a boat. The applicants propose to offer sport scuba charters from Hanalei Bay to the waters off the Na Pali Coast and propose to load and unload passengers at Hanalei Beach Park, between Hanalei Pier and the Hanalei River. The boat would also be tied up at the shoreline in the conservation district for brief periods during the day for loading and unloading purposes. The rest of the times, the boat will be on tour or moored offshore. Two tours per day, with up to 6 passengers in the Radon vessel are being proposed. There will be no advertising on the beach as bookings and advertising would take place in Kapaa. Transportation of passengers will be offered and parking will be in the existing parking lot.

GENERAL PLAN AMENDMENT AND ZONING AMENDMENT FOR A 20-LOT SUBDIVISION AT NIUMALU, KAUAI, Niumalu-Nawiliwili Community Planning Project, Inc./County of Kauai Planning Department

The applicant proposes to amend the General Plan designation from Agriculture to Urban Mixed Use, and zoning designation from Agriculture to Residential District (R-4) for the purpose of establishing a 20-lot subdivision for low to moderate income, elderly, Kauai born, long-time residents of Niumalu who reside on the land. The subject property (TMK: 3-2-03: Por. 8) is along the northern side of Niumalu Rd., approx. 100 ft. north of the Niumalu and Waapa Rd. intersection. The property contains approx. 5.074 acres. The project site is within the Special Management Area of the County of Kauai, and abuts Niumalu Rd., which has substandard roadway geometrics, pavement and right-of-way width.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF TWELVE PICNIC SHELTERS AND ONE STORAGE SHED, PALOLO, OAHU, Mr. and Mrs. T.E. Bonds/Dept. of Land and Natural Resources

The project consists of constructing 12 picnic shelters in strategic locations and a storage shed for gardening equipment and tools on land (TMK: 3-3-34:1) located at the east end of Pakui St. in Palolo. The total land area is 8.49 acres. Bounded by homes on the south, west and east boundary, the lot slopes between 40% to 50% in the westerly direction. For a number of years the land remained idle, but is presently being prepared for orchard use under a CDUA permit issued in 1984. The picnic shelters will be of wooden frame construction with corrugated transit roofing and no walls. The floor slab will be reinforced concrete. The storage shed will be constructed of wooden frames with corrugated metal roof

and walls, resting on a reinforced concrete slab. The shelters will be used as a rest retreat against inclement weather and hot sun while tending the orchard.

CONSERVATION DISTRICT USE APPLICATION FOR DRAINAGE, ROADWAY AND WATER IMPROVEMENTS, HALAWA, OAHU, The Queen Emma Foundation/Dept. of Land and Natural Resources

The applicant proposes to construct drainage channel, access roadway, water transmission main and reservoir improvements on lands identified as TMK: 9-9-10:06, 10 and 26 at Halawa, Oahu. The improvements are planned to serve the Halawa Valley area including the Halawa High and Medium Security Facilities, the Halawa Animal Quarantine Station and the proposed Halawa Valley Industrial Park Development. The North Tributary Improvements to the South Halawa Drainage Channel will protect the adjacent Halawa High and Medium Security Facilities and Halawa Valley Industrial Park from flooding and erosion. These improvements will consist of an inlet structure leading to a 9' high x 14' wide and 75' long reinforced concrete box culvert and a 8' high x 12' wide reinforced concrete channel. The North Tributary Channel will follow more or less the existing boundary between the Halawa High and Medium Security Facilities and Halawa Valley Industrial Park and discharge into South Halawa Drainage Channel. The Access Rd. (Crusher Rd.) improvement will connect the future 56 ft. wide crusher road of the proposed Halawa Valley Industrial Park with a secondary access to the Halawa Medium Security Facility. The improvements for 840 linear ft. of the new 20 ft. wide access road with 2" A.C. pavement will follow the existing roadway to the HECO South Halawa Substation on the north side of the existing High Security Facility. The 16-in. Water Transmission Main and Reservoir will improve service to the Animal Quarantine Station and Halawa High and Medium Security Facilities and

provide adequate water service to the proposed Halawa Valley Industrial Park. ~~The improvements to construct the water transmission main between the future 56 ft. Crusher Rd. of the proposed Halawa Valley Industrial Park and the "373" Reservoir access road will involve the relocation of 70 linear ft. of the existing 6" waterline and installation of 4220 linear ft. of 16" pipe along the access road to the Halawa Medium Security Facility and the existing 24 ft. access easement to the HECO South Halawa Substation. The water main will be installed on the north side of the existing A.C. pavement at an average depth of 5 ft. below the existing surface of the access road by excavation of a 2.5 ft. wide trench which will be backfilled and restored to its present condition. Improvements for the water reservoir and access road will involve: 1) construction of approx. 525 linear ft. of 12 ft. wide access road with 2" A.C. pavement; 2) extension of the 16" water transmission main along the reservoir access road from the existing HECO South Halawa Substation roadway; and 3) construction of a 0.5 M.G. reinforced concrete reservoir and appurtenances. Upon completion of the above improvements, all exposed areas will be grassed; and maintenance of the grassing will continue until 90 percent coverage of the area has taken place. Construction plans for the above improvements, which will comply with City standards, are being reviewed for approval by the City Division of Engineering and Board of Water Supply.~~

PROPOSED RELOCATION OF A READY MIX CONCRETE OPERATION WITHIN THE SPECIAL MANAGEMENT AREA (SMA) AND MODIFICATION OF THE EXISTING PLANT, KALIHI-KAI, OAHU, Ameron HC&D/City and County of Honolulu Dept. of Land Utilization

Ameron HC&D proposes to relocate its ready mix concrete operation from 811 Middle St. to 2344 Pahounui Dr. which is within the SMA. The 4.175-acre site is off the Sand Island Access Rd. and includes TMK: 1-2-23:13 owned by the

S.M. Damon Estate and TMK: 1-2-23:50 and 51 owned by the State of Hawaii. ~~The applicant will utilize 92,944 sq. ft. of the 146,804 sq. ft. Damon Estate parcel for the ready mix concrete plant (the remaining 53,860 sq. ft. will be utilized by Hawaiian Bitumuls & Paving Co., Ltd.). The Pacific Concrete and Rock plant presently existing on the property will be modified for partial use by the applicant. The State owned land along the State access road to the shoreline area of Keehi Lagoon totals 35,061 sq. ft. and averages approx. 55 ft. wide by 700+ ft. in length. Due to the slowing down and uncertain outlook of construction activity, the firm has decided to scale down its operations to a smaller area to achieve economy in operating costs. Since the ready mix plant already exists on the site, no extensive new construction is anticipated as the use of the site and facility remains the same, to wit, a batching plant for ready mix concrete. The character of the facility will essentially remain unchanged. The modifications will be made on an incremental basis in order not to disrupt operations. The improvements which are to be performed include:~~

1. Relocate 12 cubic yds. concrete pre-mixer from Middle St. plant.
2. Increase capacity of existing overhead aggregate storage bunkers from 600 tons to 1000 tons, and relocate aggregate weigh batchers from Middle St. plant.
3. Construct new 240 sq. ft. motor control center electrical vault.
4. Construct new 1900 sq. ft. shop bldg. in new location as existing maintenance shop bldg. will be torn down, and refurbish existing test lab.
5. Construct new 200 sq. ft. electrician's room.
6. Enclose 1000 sq. ft. of 2nd floor space of existing administration bldg., and upgrade restrooms.
7. Relocate Envir-o-matic system for process water treatment and recycling.

8. Install new chain link fencing along State access road makai (rear) of lot, and continue miscellaneous improvements to drainage piping and a.c. paving.
9. Miscellaneous equipment and structural additions.

Some minor renovations have already started under a "Minor Use Permit" to prepare for the complete relocation of the Ameron HC&D operations by a November 1985 target date so that service to the industry may not be interrupted. The project area is located in Kalihi Kai and lies makai of Nimitz Hwy. Being part of the Pahounui Subdivision, its principal access is the Sand Island Access Rd. The general area is classified as "urban" by the State Land Use Commission. The City and County of Honolulu Development Plan designates the area as "industrial" and the zoning for the project site is "I-2, Heavy Industrial." The surrounding area is heavily industrialized.

PROPOSED RELOCATION OF AN ASPHALTIC CONCRETE PLANT TO A SITE WITHIN THE SPECIAL MANAGEMENT AREA (SMA), KALIHI-KAI, OAHU, Hawaiian Bitumuls and Paving Co./City and County of Honolulu Dept. of Land Utilization

Hawaiian Bitumuls and Paving Co. proposes relocation of its asphaltic concrete batching plant facility from its present location at 248 Sand Island Access Rd. to nearby site within the SMA located at 2344 Pahounui Dr. The project site is a portion of a 146,804 sq. ft. parcel (TMK: 1-2-23:13) owned by the S.M. Damon Estate and leased by Ameron HC&D; and a portion of a 24,036 sq. ft. parcel under permit from the State Harbors Division (TMK: 1-2-23-51). The applicant has a rental arrangement with Ameron HC&D for use of 53,860 sq. ft. of the Damon Estate property. Ameron HC&D will use the remaining 92,944 sq. ft. for its ready mix concrete batching plant which will be relocated from a Middle St. site. The normal truck entry from the rear of the property will be via a State access

road over the State lands. Hawaiian Bitumuls and Paving Co.'s relocation from its present 5.4304 acres to an area just over one acre would result in more efficient use of scarce industrial lands and cost savings. Presently, the area consists mainly of storage areas, repair and maintenance shops, storage bins, and a small special concrete batching plant. Most of the structures now on the site will be cleared. The proposed facilities on Pahounui Dr. will include the following:

1. Ground level storage stalls for crushed rock; each stall will hold a volume of approx. 200 tons of live storage.
2. A recovery conveyor system.
3. A 300 ton per hour capacity drum mix asphaltic concrete production plant with a dry dust collector (baghouse).
4. Two elevated surge bins to hold the mixed asphaltic concrete.
5. An asphaltic emulsion manufacturing plant and lab including a sheet metal storage shed and storage tanks.
6. Two truck service bays with only a roof.
7. A 57' long trailer to serve as the plant office.

The entire plant area, save the small areas for landscaping, will be repaved. The ground contours will not be changed; rainfall drainage will not be altered and runoff will continue to discharge into existing drainage courses. There will be no on-site disposal of waste materials. The products and services provided to clients include: sale of asphaltic concrete paving mix; furnishing and installing asphaltic concrete pavement; and sale of emulsified asphalt to other contractors. The applicant has a license for a 1.476 acre lot, TMK: 1-2-23-34, from the State which is located 750 ft. from the project site. It will be used for storage and parking purposes in conjunction with its proposed plant relocation. The entire area is designated urban by the State Land Use Commission. The project area is shown as industrial on the City's

Development Plans and is zoned I-2, Heavy Industrial. The asphaltic concrete plant activity is similar in nature to the existing ready mix concrete plant on the project lot.

MAUI

LAHAINA INTERMEDIATE SCHOOL LAND ACQUISITION FOR ACCESS ROAD, LAHAINA, MAUI, Dept. of Accounting and General Services for the Dept. of Education

The State is currently planning a new elementary school adjacent to the existing intermediate school. The present vehicular access to the school is from Lahainaluna Rd. The construction of the proposed elementary school will require an additional vehicular access. The State proposes to acquire a parcel of land adjacent to the existing intermediate school site for such a road. This parcel contains 5,034 sq. ft. and is identified as Lot 148 of Kelawea Mauka III Subdivision, Phase I, TMK: 4-5-33:13. The project will provide the school with an additional access road that will allow more effective planning of the existing intermediate school and proposed elementary school. It will also enable the school to better implement its programs in accordance with the Educational Specifications.

HAWAII

CONSTRUCTION OF A KONA FLIGHT KITCHEN FACILITY AT THE KEAHOLE AIRPORT, KONA, HAWAII, United Airlines/State Dept. of Transportation, Airports Division

United Airlines is proposing the construction of a small flight kitchen facility at the Keahole Airport in Kona, to provide food services to its island flights. The proposed flight kitchen facility will be approx. 122' long, 82' wide, and 16' from the finished floor to the eave line. The effective floor area will be about 9400 sq. ft., and the

structure will be rigid frame, metal roof deck, with CMU masonry walls. The floor will be concrete slab on grade. With the exception of two sloped ramps in front of loading docks, existing grading shall not be altered. The proposed project site is identified as TMK: 7-3-43 Por. of 3 and lies within the existing civil airport boundary. The site is located at the southeast corner of the General Aviation Parking Area, east of Taxiway "A". This area is currently used for small airplane parking, traffic and commercial cargo storage and distribution. The existing area consists of 2 small Aircraft "T" Hangers and an air cargo building with loading docks. The paved adjacent north and east areas are used for taxi and parking for private aircraft. To the south is an existing cargo facility. The flight kitchen will cover approx. 1/3 of the total lot area.

CONSTRUCTION OF PROPOSED IMPROVEMENTS AT KAEI HANA II INDUSTRIAL SUBDIVISION, KAWAIIHAE, HAWAII, Dept. of Hawaiian Home Lands

The project involves improvement of the 2.858 acre Lot B-4 with two 40'x175' warehouse buildings and one 55'x90' general purpose/industrial building with paved driveway and parking areas. The property will be landscaped. The improvements require grading a driveway and leveling two sections for the buildings. This will involve cutting, filling, and grading with a bulldozer. Following site preparation, the cesspools will be installed, roadway and parking areas paved, reinforced concrete pads poured and the steel frame building erected. Trees and appropriate plants will be planted to provide shade and visual esthetics. The project is located approx. one mile from the Kawaihae Harbor and is Lot B-4 in the Dept. of Hawaiian Home Lands Kaei Hana II Industrial Subdivision, TMK: 6-1-06:15. This parcel is zoned general industrial and allows the proposed uses. There are presently six general

lessees in the subdivision who have already developed similar warehouse-type operations.

EIS SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR WEST BEACH, HONOULIULI, EWA, OAHU, West Beach Estates/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a resort complex on 642 acres situated in Honouliuli, Oahu. The northern boundaries of the project follow along Farrington Hwy. except for an area which abuts the existing Honokai Hale and Nanakai Gardens residential subdivisions located along Farrington Hwy. The eastern boundaries of the property abut agricultural lands formerly planted in sugarcane and existing undeveloped lands. The southern boundaries of the site abut the existing Malakole barge basin (site of the Barbers Pt. deep draft harbor which is currently under construction). The western boundaries follow along the shoreline from the barge basin to Farrington Hwy.

The project will consist of:

- 5,200 residential units of which 1,500 will be designated Low Density Apartments and 3,700 will be Medium Density Apartments;
- 4,000 hotel/condominium units in midrise buildings;
- 2 commercial sites of 1.9 and 15.9 acres with amusements, attractions, restaurants and specialty shops with tourist related goods and service as well as a convenience shopping area;
- 4 oceanfront lagoons and newly created sandy beaches. The new lagoons, ranging in size from 2.0

acres to 5.5 acres, will provide about 13.1 acres of sheltered swimming area;

- an 18-hole golf course with a driving range and a clubhouse;
- a 42.2 acre marina with about 500 slips for pleasure and commercial boats at the southern tip of the project adjacent to the Barber's Pt. Deep Draft Harbor;
- Tennis facilities;
- Beach and Yacht Clubs;
- a Hawaiian Cultural Center;
- 4 parks totaling approx. 50 acres; and
- a Historic railroad.

The generic EIS for this project was accepted by the City and County of Honolulu Dept. of Land Utilization. This document scopes the impacts of the proposed action at a level of planning that provides the additional detail necessary to evaluate more fully and comprehensively, the future plans that have been developed as recommended. The supplemental data in this document attempts to clearly identify significant impact areas, alternative methods which will eliminate or reduce the degree of adverse impacts, and identify significant environmental issues to be incorporated into final design planning. This document was prepared as a dual purposed document to satisfy both National Environmental Policy Act and Chapter 343 HRS requirements. As such, this document was submitted for joint, concurrent review during the draft stage but will follow independent final review processes of the respective Federal and State acceptance procedures.

This Final Supplemental EIS is also available at the Ewa Beach Community-School Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

AMENDMENTS TO EXEMPTION LIST FOR THE  
DEPARTMENT OF DEFENSE

Exemption Class #1:

AS APPROVED BY THE ENVIRONMENTAL COUNCIL  
June 19, 1985

Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

Pursuant to EIS Regulation 1:33, the following type of action, where it falls within the given class of action, shall generally be exempt from requirements regarding preparation of an environmental assessment, negative declaration, or EIS:

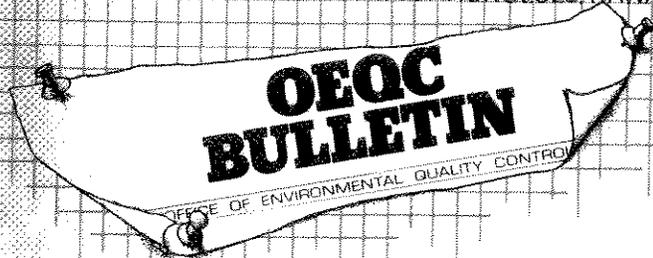
- Small unit operation and maneuver of dismantled troops and tactical vehicles (including other equipment) at approved training areas on a daily basis during annual training and inactive duty training.

Amendment to item 9 of the list approved on September 28, 1979.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: July 17, 1985  
Time: 5:00 p.m.  
Place: State Capitol, Senate  
Conference Room #3, 2nd Floor  
Honolulu, Hawaii

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



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