

OEOC BULLETIN



GEORGE R. ARIYOSHI
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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

October 8, 1985

No. 19

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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.

Waimea Water Systems up to County standards for fire protection and domestic water service. The proposed project will have a minimal impact on the environment of Paua Valley, because the site is already being used for the same purpose. The new tank will sit side by side with its twin, the existing tank. Except for an underground connection between the tanks, no new pipelines will be needed. The site of the new tank is presently a vacant field grown over with pasture grasses and a scattering of kiawe trees. The site is identified as TMK: 1-2-02: por. 1 & 39.

OAHU

KAUAI

PAUA VALLEY 0.5 MILLION GALLON STORAGE TANK, KEKAHA WATER SYSTEM DOW JOB NO. 85-3, KEKAHA, KAUAI, County of Kauai Dept. of Water

The proposed water tank will be erected right next to an existing 0.5 million gallon tank in Paua Valley, about a mile north of Kekaha and 175 ft. above sea level. The new tank will be a twin to the old one, identical in size, shape and color. Its purpose is to bring the Kekaha and

PLAN AND DESIGN OF A NEW 120-BED MINIMUM SECURITY CORRECTION FACILITY, WAIAWA CORRECTIONAL FACILITY, WAIAWA, OAHU, Dept. of Accounting and General Services for Dept. of Social Services and Housing

The project involves the plan and design of a new 120-Bed Minimum Security Correctional Facility for men at Waiawa, Oahu. Facilities will include housing, support facilities, utilities, security facilities and prison industries. Since the project will be constructed within an abandoned military communications station,

no land will be removed from the tax base. The project will provide the Department with a much-needed facility to implement its corrections program.

CONSERVATION DISTRICT USE
APPLICATION FOR CONSTRUCTION OF A
SINGLE-FAMILY RESIDENCE AT MAKIKI,
OAHU, Mr. Roy A. Vitousek/Dept. of
Land and Natural Resources

The applicant proposes to demolish an existing garage structure and erect a residential structure containing a single kitchen facility. The 25,254 SF property at Tantalus Dr. is identified as TMK: 2-5-17:3. The existing steel frame structure has deteriorated galvanized corrugated steel roof and no walls. It is currently used for storage. The planned single-family residence will have four levels. The existing access is from Round Top Dr. There are rare native plants present in the area affected by the proposed construction.

PUMP CONTROLS AND APPURTENANCES
FOR WAIANAЕ WELL (2810-02),
WAIANAЕ, OAHU, Dept. of Land and
Natural Resources, Div. of Water
and Land Management

In line with the priorities, objectives, policies and implementing actions of the State Water Resources Development Plan and the State Agricultural Plan, the project will provide the necessary infrastructures to develop the Waianae Well (2810-02) source which will serve the proposed Waianae Agricultural Park and other existing farm lots in Waianae Valley. The project will install a pump, controls and appurtenances and construct a 0.5 MG storage tank, control building, 0.05 MG control tank, a pipeline approx. 2,200 ft. long and an access road leading to the tank

site and well site on the eastern slope of Kamaileunu Ridge in Waianae Valley, Oahu. The 0.5 MG storage tank site will be approx. 35,000 SF in size. A paved driveway will lead up to the tank site and encircle the tank. A paved service roadway will commence at the eastern end of the agricultural park subdivision road traversing a northeasterly direction approx. 1400 ft. and thence in a northwesterly direction approx. 800 ft. to the well site. Upon completion of the project, the entire water system including the well source will be turned over to the Honolulu Board of Water Supply for operation and maintenance. However, the Honolulu Board of Water Supply is aware that water from the system will be allocated for agricultural use in Waianae Valley. The surrounding area is primarily devoted to diversified agriculture and single family residences. The project site is part of a large parcel of undeveloped State land which is presently used for grazing.

MAUI

PROPOSED CONSTRUCTION OF WIND
TURBINE GENERATORS AT THE
WAILUKU/KAHULUI WASTEWATER
TREATMENT FACILITY, MAUI, Energy
Research Group, Hawaii Inc./County
of Maui Dept. of Public Works.

The applicant is proposing to construct two wind turbine generators (WTG's) on a portion of the property on which the County of Maui's Wailuku/Kahului Wastewater Treatment Facility is located. Electricity generated from the wind turbines will be sold to the County of Maui for the wastewater treatment facility. The WTGs to be installed are Windane 31's, manufactured by Danish Wind Technology AIS of

Viborg, Denmark. The proposed turbines are identical to the turbine 31 installed at Maalaea in 1984. Each WTG will require 176 SF of surface area. The project site is at the northern edge of the central valley on the island of Maui. The areas nearby are the wetlands and Kanaha Wildlife Sanctuary, unimproved beach front land and the Kahului Urban District. Nearby is the Maui Electric Company, Kahului Generating Plant, bulk sugar and fuel storage and the Kahului Harbor. There are no residential units within a 1/2 mile radius of the project site. The proposed construction is not in any known bird flight paths, nor apt to displace any other wildlife.

HAWAII

SUBDIVISION AND LEASING OF PARCELS IN WAIAKEA AGRICULTURAL EXPERIMENTATION, SOUTH HILO, HAWAII, USDA Agricultural Research Service/University of Hawaii

The United States Dept. of Agriculture, Agricultural Research Service (USDA-ARS) is proposing to lease for two of its programs, two parcels of land at the Waiakea Agricultural Experiment Station (WAES), University of Hawaii. The proposed project involves the subdivision and leasing of two parcels in the WAES to the USDA-ARS which will provide approx. 2 acres of land for the Tropical Fruit and Vegetable Laboratory and about a 1/2 acre of land for the Germ Plasm Laboratory. These parcels have been surveyed and boundary pins have been placed. The purpose of the subdivision is to provide the USDA-ARS with specific areas for its use. The parcels will be used to carry out agricultural research activities that are in consonant with the objectives of the Waiakea

Agricultural Experiment Station. The two parcels are located within the WAES at TMK: 2-4-08:18, approx. 4 mi. south of the University of Hawaii at Hilo campus. It is 1 1/2 mi. west of Kanoelehua Hwy. (Volcano Rd.) with access to Stainback Hwy via a paved road. The subdivision and leasing of the two parcels are required only to comply with administrative and legal requirements and no physical changes to the sites are proposed under this assessment. Any subsequent site improvement and construction will be addressed in appropriate environmental documents.

SIXTY-PERSON ARMORY AT PAHALA, HAWAII, Hawaii Army National Guard, State Dept. of Defense

This proposed project has been submitted as a Chapter 343 Negative Declaration and a NEPA Finding of No Significant Impact. The description for this project is provided in the NEPA Documents Section on Page 7.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENT

The project 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.

LANDFILL AND WATERCRESS FARMING OPERATION AT WAIAWA, OAHU, Watercress of Hawaii, Inc./City and County of Honolulu Dept. of Land Utilization

Preparation Notice

Previously published: Sept. 23, 1985.

Contact: Mr. Eric Guinther
970 Kalaheo Avenue
Suite A300
Kailua, HI 96734

Deadline: October 23, 1985.

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.

SIXTY PERSON ARMORY AT PAHALA, HAWAII, Hawaii Army National Guard, State Dept. of Defense

Finding of No Significant Impact

The proposed project consists of constructing a specially designed armory facility of permanent masonry type construction with galvanized metal roof and concrete floors. The armory will be a one-story structure that will cover an area of approx. 10,271 SF plus support facilities. The new facility will replace the existing Pahala Armory which is obsolete, deteriorated, and lacks adequate space to accommodate the personnel assigned to it. The proposed project is intended for use by a Hawaii Army National Guard Detachment of about 38 people and is not expected to significantly affect socioeconomic aspects of the community. An alternate site for the new Armory is proposed. A land negotiation with the State of Hawaii Dept. of Education has been taking place to obtain a parcel of land within the Ka'u High School and Pahala Elementary School property. The available area is

located in the southeast corner of the school property. It is bounded on the school side by outdoor basketball courts and an open field used for baseball. The other side contains residential housing. There are no endangered flora or fauna on the proposed site. The existing armory is State-owned and will be disposed of in accordance with State laws. This proposal results in the most effective method to achieve compliance with existing training requirements of the Hawaii Army National Guard (HARNG). A careful review of the environmental assessment has concluded that the proposed HARNG Armory at Pahala will not have a significant impact on the quality of the natural or human environment. The public is invited to review and comment on both, Environmental Assessment and Negative Declaration/Finding of No Significant Impact. Copies of the documents are available from HIENG, 3949 Diamond Head Rd., Honolulu, HI 96816.

Written comments from reviewers are requested by November 7, 1985, and should be addressed to: Adjutant General, Hawaii National Guard, 3949 Diamond Head Rd., Honolulu, HI 96816.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE DESIGNATION OF A DEEP OCEAN DISPOSAL SITE NEAR JOHNSTON ATOLL FOR BRINE AND SOLID WASTE, U.S. Environmental Protection Agency

Draft Environmental Impact Statement (DEIS)

The US Environmental Protection Agency (EPA) has investigated the feasibility of establishing a deep ocean dumping site in the vicinity of Johnston Atoll. This EIS has been developed as part of the site designation process. The EIS discusses several alternatives to

the proposed action to designate an ocean dumping site. The alternatives include two "no action" alternatives (no ocean dumping), and one ocean disposal alternative which does not require dump site designation. The proposed disposal site will be used for the disposal of both agent-free liquid and de/non-contaminated solid waste generated during daily operations at Johnston Atoll. At this stage, the preferred alternative is ocean disposal of these wastes in the proposed site. The waste to be disposed includes liquid waste to be generated by the Army's Johnston Atoll Chemical Agent Disposal System (JACADS) by the destruction of obsolete and unserviceable chemical agents and munitions presently stored at Johnston Atoll (central Pacific Ocean). Materials to be destroyed in JACADS are the nerve agents GB and VX, and the blistering agent D, which are contained in bombs, projectiles, rockets and mines as well as ton containers. The Army studied the feasibility and desirability of the destruction of this material, and published a Final Environmental Impact Statement (EIS) in November 1983 and a Record of Decision in December 1983. The selected alternative was the destruction of the chemical agents and other combustible components of the munitions by incineration at Johnston Atoll and storage of the resultant agent-free scrubber salts on Johnston Island until a feasible and environmentally acceptable means of permanent disposition was identified. The EIS contains more detailed information on the JACADS project and is incorporated by reference. In addition to the agent free process scrubber liquid waste, contaminated/non-contaminated solid wastes from construction activities, JACADS operations and miscellaneous wastes from routine

island operations are proposed to be disposed in the deep site. The Army has presently completed design of the JACADS facility (assuming brine drying and salt storage is required) and the decision on the acceptability of ocean disposal will materially influence equipment procurement. Since procurement must be initiated well in advance of JACADS operations, the decision regarding ocean disposal needs to be made soon, so that the requirement to buy brine drying equipment can be eliminated, and a program cost savings of several million dollars can be affected. Information to date indicates ocean disposal is the environmentally preferred alternative as well as the least complicated and most cost effective. After a thorough evaluation of the proposed action, EPA believes that there are no significant unavoidable adverse environmental effects. This EIS documents the evaluation of alternatives to the proposed designation of an ocean disposal site. The final EPA decision on whether or not to designate a site will occur only after full public coordination and evaluation of all relevant factors and information.

The comment period on the Draft EIS ends on November 18, 1985.

Comments should be addressed to: Mr. Paul Pan, Chief, Environmental Analysis Branch, Office of Marine and Estuarine Protection, Environmental Protection Agency (WH-556M), Washington, D.C. 20460.

Copies of the Draft EIS may be obtained from:

Environmental Protection Agency
Environmental Analysis Branch
Washington, D.C. 20460

Environmental Protection Agency,
Region IX
~~Clean & Estuaries Section (W-5-3)~~
Water Management Division
215 Fremont Street
San Francisco, California 94105

Environmental Protection Agency
~~Pacific Islands Contact Office~~
P.O. Box 50003
300 Ala Moana Blvd., Rm. 1302
Honolulu, Hawaii 96850

The Draft EIS may be reviewed at the following locations:

Environmental Protection Agency
Public Information Reference Unit,
Room 204 (Rear) Maryland
401 M Street, S.W.
Washington, D.C. 20460

Environmental Protection Agency
Region IX Library
215 Fremont Street
San Francisco, California 94105

NAL EIS U.S. DEPT. OF THE ARMY
PERMIT APPLICATION, PODCO-0
1812-SD, Waikoloa Beach Resort,
Waikoloa, Anaehoomalu, South
Kohala District, Hawaii, U.S. Army
Corps of Engineers

Final Environmental Impact
Statement (FEIS)

This is a Final EIS prepared by the U.S. Army Corps of Engineers, Honolulu District, for U.S. Dept. of the Army permit application PODCO-0 1812-SD. In the permit application, Transcontinental Development Co. and Atpac Land Co. request authorization under Sec. 10, River and Harbor Act of 1899, as amended, and the Sec. 404, Clean Water Act, as amended, to excavate a recreational lagoon and to fill anchialine ponds on portions of the Waikoloa Beach Resort. The work would be performed in conjunction with their plans to develop a major resort destination

complex at Waikoloa Beach Resort. The lead agency is the U.S. Army Engineer District, Honolulu. The Fish and Wildlife Service of the U.S. Dept. of the Interior is a cooperating Federal agency. The applicants propose to excavate a 5-acre recreational lagoon and fill anchialine ponds on the Waikoloa Beach Resort in conjunction with their plans to construct three luxury, resort hotels and a luxury, resort condominium at Waikoloa Beach Resort. The proposed development also includes a 12-acre anchialine pond preservation area. The environmental consequences of the proposed development are compared to 5 alternatives, that differ principally in the size of the anchialine pond preservation area, the no-action alternative and permit denial. Written comments on this Final EIS are to be sent to the U.S. Army Engineer District, Honolulu District Office by Nov. 4, 1985. For more information on the permit application and the contents of the Final EIS, please contact:

Mr. Michael T. Lee
Biologist
U.S. Army Engineer District
Operations Branch, Bldg. 230
Ft. Shafter, HI 96858-5440
Telephone: (808) 438-9258

This Final EIS is also available for review at the following libraries on the island of Hawaii: Bond Memorial (Kohala), Holualoa, Honokaa, Kailua-Kona, Keaau, Kealakekua, Laupahoehoe, Mountain View, Pahala, Pahoa and Thelma Parker Memorial/Waimea Area libraries.

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); Milton 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 THE KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Land and Natural Resources, Division of Public Works

The proposed project involves the construction of the Kaunakakai State Office Building Complex on the island of Molokai. The Kaunakakai State Office Building Complex is being planned to accommodate the office requirements of those State agencies that were displaced by the loss of the State Office Building, to accommodate their future expansion requirements and to accommodate the District Court and library either concurrently or at some future date. The project is projected to accommodate an ultimate total of 47,000 SF of gross building area and its off-street parking requirements. This project includes the following activities - the site selection, the land acquisition, tenant relocation and the construction. This project is being undertaken to provide replacement office facilities for State agencies plus the ancillary requirements such as meeting-conference rooms, lunchrooms, etc. The State agencies' projected requirements

are 15,450 and 16,510 net SF respectively for the years 1985 and 1990. The projected space requirements for 1990 do not grossly differ from that of 1985, therefore, this project will proceed on the basis of developing a 16,510 net SF (24,770 gross SF) building to accommodate the 1990 office space needs. The projected land area requirement for siting the Kaunakakai State Office Building Complex is 4.5 acres which is based on the 1990 projections of space needs and an all inclusive provision for parking, open space, landscaping, library and future additions. The construction project will include the following work activities: site clearing, earthwork; excavation and filling for laying utility lines and foundations; concrete paving and placement; laying concrete masonry units; carpentry, dry wall, glasswork and roofing; landscaping; and paving for driveways, parking and walkways. The existing Kaunakakai Civic Center site of 2.234 acres and the adjoining County of Maui site of 2.164 acres and its adjoining State land are the only Government owned land in the downtown area which can be considered as a possible site for this project. However, additional private land adjacent to this site may be considered. All other vacant sites to be evaluated as possible sites for this project will be on private lands. The phasing and timing of the project will depend upon site selection, processes of land acquisition and possibly displacement and relocation of the present occupants. The project schedule tentatively projects site selection in December 1985 and completion of construction in February 1989 or November 1989 if displacement and relocation of occupants are involved.

This draft EIS is also available for review at the Molokai Library.

Deadline: November 7, 1985.

DRAFT EIS FOR THE HAWAII TECHNOLOGY PARK, MILILANI, OAHU, Castle and Cook Inc., Oceanic Properties 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. The site proposed for the project is located to the east of the H-2 Freeway, just south of Waikakalaua Gulch. It is bordered by the H-2 Freeway and Wikao St., on the West; by Leilehua Golf Course and Schofield Barracks East Range Training Areas 9 and 10 to the north and east; and by Waikakalaua Gulch to the south. It constitutes a portion of parcel TMK: 9-5-02:11. The applicant has asked that approx. 120 acres of land adjacent to Waikakalaua Gulch in Central Oahu that is owned by the parent company be rezoned from Agriculture to Industrial. The area constitutes the first of two phases of the proposed 256-acre Hawaii Technology Park (HTP). The State Land Use Commission has recently redesignated the entire HTP site from Agriculture to Urban, and the City Council has approved a Development Plan (DP) amendment which changed the DP designation of the Phase 1 area from Agriculture to Industrial. The applicant proposes to create a new industrial subdivision aimed specifically at firms involved in advanced technology areas such as electronics, instruments, telecommunications, bio-technology, and renewable energy sectors. Principal activities are expected to include research and development, manufacturing and assembly, and ancillary warehousing and

administrative functions. Acreages that would be devoted to each major land use category are as follows:

Land Use	Phase 1	Phase 2	Total
Campus Industrial	75	115	190
Business Commercial	16	0	16
Recreation/Education	6	0	6
Roadways	16	12	28
Open Space/Common Areas	6	10	16

Access to the Hawaii Technology Park site will be via Kamehameha Hwy or the H-2 Freeway and Golf Course Rd. The internal circulation system is based on a main spine road with a series of secondary loops. The applicant would act only as the project's master developer installing the roadways, utility lines, and other essential infrastructure, establishing overall design controls for the project, and then selling the parcels in fee to the ultimate users. The design and construction of structures on individuals building sites will be the responsibility of the buyers. Structures within the project would be relatively low. The DP amendment granted for the Phase 1 portion of the project sets 40' as the maximum building height. The proposed covenants stipulate 45' as a maximum. Maximum building coverage of lots is set at 30%, and the maximum "floor area ratio" (FAR) at 0.4. A minimum lot size of 4 acres is required, and setbacks in excess of City and County requirements are called for in the design plan. The State's High Technology Development Plan stresses the lack of suitable space as an obstacle to the development of high technology industries in Hawaii. The proposed project would correct this deficiency. It would also serve to broaden Hawaii's economic base, thus giving the State alternatives to tourism, military spending, and agriculture. The proposed project would broaden the

revenue base of State and County governments and provide a range of new business opportunities. The details of the design and operation of the facilities that would be constructed by its many tenants cannot be determined at this time. Instead, they must approach the HTP design committee and public permitting agencies for approval to construct and operate specific facilities. The exact layout of the stormwater drainage system has not been finalized. A National Pollution Discharge Elimination System permit application will be filed when this information is available. Traffic generation rates used in the analysis are at the high end of the range; if they prove correct, roadways serving the project will become congested when the project is fully developed. If actual traffic generation is less than the conservative (high) estimates used in the analysis, then roadway improvement beyond those now planned may be necessary. Lower vehicular traffic volumes would also decrease concentrations of air pollutants, significantly decreasing the frequency with which State ambient air quality standards would be exceeded.

This Draft EIS is also available for review at the Mililani Library.

Deadline: November 7, 1985.

DRAFT EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, Ewa, Oahu, MSM & Associates/City and County of Honolulu Dept. of Land Utilization

Previously published Sept. 23, 1985.

This Draft EIS is also available for review at the Ewa Beach Community/School Library.

Deadline: November 7, 1985.

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

FINAL EIS FOR THE PROPOSED KUILIMA RESORT EXPANSION, KOOLAULOA DISTRICT, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

The proposed Kuilima Resort Expansion site is located on approx. 808 acres at the extreme northern point of the island of Oahu. The property lies on the makai side of Kamehameha Hwy. between Kawela Bay and Kahuku Airport Rd. (also referred to as Marconi Rd.) east of Kahuku Point. The property is identified as portions of TMK: 1st Division 5-6-03, 5-7-01, 5-7-03, 5-7-06. The applicant is seeking rezoning of the property to be compatible with the Koolauloa Development Plan (DP) land use Map. In addition, the applicant is proposing activities within the Special Management Area which will require a Special Management Area Use Permit. Approval of the necessary governmental approvals will allow the applicant to expand the facilities of the existing Kuilima Resort, in phases, with hotels, resort condominiums, a commercial area, a renovated 18-hole golf course, a new golf course clubhouse, an additional 18-hole golf course, 2 public beach parks, a private beach park, a wildlife park, 5 public right-of-ways (R.O.W.s) to the shoreline, an equestrian area, a wildlife preserve and associated infrastructure improvements. At full development, the expanded facilities of the resort is

expected to introduce a new visitor population averaging about 783 persons on any given day. The major physical features within the project have been identified as being Kawela Bay, the primary sand dunes near Kahuku Pt., and the Punahoolapa Marsh. The applicant proposes to divert a major portion of the Kawela Stream runoff into Turtle Bay through the West Main Drain, thereby improving the water quality of the bay. The applicant is also proposing to remove the Kawela stream deposited silt from the bay. In order to protect the primary sand dunes near Kahuku Pt., the applicant is proposing to dedicate a 37-acre area around these dunes to the County for use as a passive park. The applicant is proposing to preserve the Punahoolapa Marsh for its value as a habitat for the Hawaiian Stilt, the Hawaiian Coot, the Hawaiian Gallinule and the Hawaiian Duck, all endangered waterbirds. The value of Punahoolapa Marsh as a water bird habitat will be enhanced by the implementation of improvements established in coordination with the U.S. Fish and Wildlife Service. Adverse or unavoidable environmental effects include: Occasional flooding of the proposed golf courses and marsh, dust generation during site clearing activities, potable water consumption, marsh drainage input, loops of agricultural uses, construction noise, electrical power plant emissions, social impacts to those who would bear the costs of the project, additional traffic, solid waste disposal and occasional demand on County protective services. The construction and operation of the proposed project will involve the irretrievable commitment of certain natural and fiscal resources. Alternatives to the proposed action studied include: no action, no further development, alternative site, less development

than proposed and more development than proposed. It is the applicant's intention to comply with all the principles and controls for the "Kahuku Point - Kawela Bay Resort Area" (Development Plan Special Provisions for Koolauloa). These include principles and controls for: setbacks, maximum building to land coverage ratio in the area between 100 ft. and 300 ft. from the shoreline, design review approval, design objectives, landscaping, park sites, pedestrian access-ways to the shoreline, and public walkways within the 100-ft. setback area from the shoreline.

This Final EIS is also available for review at the Kahuku Community-School Library.

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

FINAL EIS FOR THE DEVELOPMENT OF KAWAIHAE BOAT HARBOR, KAWAIHAE, HAWAII, State Dept. of Transportation, Harbors Division

Previously published on Sept. 23, 1985.

This Final EIS is also available at the following libraries on Hawaii: Bond Memorial, Kailua-Kona and Thelma Parker Memorial/Waimea area.

Status: Accepted by Governor Ariyoshi on Sept. 30, 1985.

FINAL EIS FOR SEWER TUNNEL RELIEF, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

Previously published on Sept. 23, 1985.

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

Status: Currently being processed by the Dept. of Land Utilization and OEQC.

Previously published on Sept. 8, 1985.

This Final EIS is also available for review at Mililani Library.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on Sept. 23, 1985.

FINAL REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANA, OAHU, City and County of Honolulu Dept. of Public Works

Previously published on Sept. 8, 1985.

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

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

STATE ENVIRONMENTAL COUNCIL MEETING

Date: October 16, 1985
Time: 5:00 pm
Place: State Capitol, Senate Conference Room 3

FINAL EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU, Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

Previously published on Sept. 8, 1985.

This Final EIS is also available for review at the Hawaii Kai Library.

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

FINAL EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU, Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

OEQC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

October 23, 1985

No. 20

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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

RECONSTRUCTION AND DRILLING
EXPLORATORY WELL NO. 0623-04
MAKALEHA, KAPAA, KAUAI, County of
Kauai Dept. of Water

The proposed project will explore for a ground (basal) water source by drilling 280 ft. deeper through an existing well (0623-04) which is located on the existing Dept. of Water tank site, in the Makaleha Valley, at the base of the Makaleha Mountains in Kapaa Homesteads. To determine its safe

yield, the well will be tested for its chloride content, pumping rate and drawdown.

Data Prepared for Reconstruction
of Exploratory Well No. 0623-04

	Existing	Proposed
Ground Elevation:	520 ft.	550 ft.
Casing Size:	14 in.	12 in.
Length of Solid Casing:	340 ft.	560 ft.
Length of Perforated Casing:	220 ft.	0 ft.
Size of Open Hole:	13 in.	13 in.
Length of Open Hole:	183 ft.	463 ft.
Total Depth of Well:	743 ft.	1,023 ft.
Duration of Pump Test		72 hrs.
Proposed Pump Test Range:		100-700 gpm
Length of Project: (Drilling)		6 months
(Construction of Pump & Appurt.)		6 months

Besides drilling deeper, development of the existing exploratory well will involve reconstruction of the existing 14-in. diameter well casing, and additional well testing will be made to determine the success of the deeper well. If the well is unsuccessful, it will be capped and used for observation purposes. The well, if successful, will be developed with a pump, controls, control building, connecting pipelines and appurtenances to serve the Kapaa water system as an emergency standby source. The pump and connecting pipeline will be constructed and installed to pump directly into the adjacent Makaleha 1.0 million gal. concrete storage tank, located at the 530 ft. elevation. The Makaleha tank serves as the primary storage

facility for all of mauka Kapaa Homesteads as well as the coastal Kapaa Town and Wailua areas. The exploratory drilling of this well source will also provide valuable geologic and hydrolic data of the ground water aquifer from an area where little data exists.

OAHU

MOKULELE ELEMENTARY SCHOOL CHAIN LINK FENCE, Hickam AFB, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct approx. 1,230 linear ft. of 4 ft. high chain link fencing along 3 sides of the school's playground. The construction includes 2 vehicular gates and 3 pedestrian gates. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with a safer facility to implement its program in accordance with the Educational Specifications.

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

This project is to install 3 drive gates and approx. 1,175 ft. of 6 ft. high chain link fence on the existing school campus. This is an amendment to the project description published in the January 8, 1985 OEQC Bulletin. The length of the fence has been increased from 1000 to 1,175 ft. with additional fence on the west side of the campus. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide much-needed security to minimize vandalism to the school.

PROPOSED IMPROVEMENTS AT PIER 5, HONOLULU HARBOR, OAHU, WEBE Corp. Ltd./State Dept. of Transportation, Harbors Div.

The proposed improvements are needed to facilitate transfer of operations of the cruise ship ALII KAI from Pier 8 to Pier 5. The work will be accomplished in two phases as follows:

Phase I. Constructing a 5 ft. wide pre-fabricated tubular steel pedestrian bridge spanning approx. 50 ft. from shore to an existing concrete dolphin/loading platform; and installing appurtenant items, including mooring cleats and handrails.

Phase II. Installing an inlet sewer line for disposal of shipboard waste into an existing, but inactive, State-owned sewer line and connecting this system to the City & County's main sewer line. Work on Phase II items will be started after necessary permits and approvals are obtained. The ALII KAI, a 165-ft. catamaran with a capacity of 1,000 passengers, presently provides daily sightseeing cruises to Pearl Harbor and evening dinner cruises off Waikiki. The vessel has been operating out of Pier 8 on a month-to-month revocable permit since the proposed redevelopment of the Aloha Tower complex will entail demolition of the existing structures in the Piers 8-11 area. The applicant has now acquired a long-term lease of Pier 5 and proposes to expend a minimum \$50,000 to improve and restore the pier for berthing the ALII KAI.

HALAWA CRUSHER ROAD REALIGNMENT AND DISPOSAL OF PERPETUAL EASEMENTS AND REMNANTS, HALAWA, EWA, OAHU, Dept. of Land and Natural Resources

The proposed action involves approx. 0.1 acre of the State Animal Quarantine Station at Halawa, Ewa, Oahu, Hawaii, same

being Par. 34 of TMK: 9-9-10. The following improvements are proposed:

1. Widening and realignment of the Halawa Crusher Rd. to a 56-ft. right-of-way as the primary access to the proposed Halawa Valley Industrial Park, with a 40-ft. wide asphaltic concrete pavement and curbs, gutters, 8-ft. sidewalk/planting strip area, underground water, sewer, drainage, electric, telephone and street lighting systems.
2. Conveyance in fee to the City & County of Honolulu for roadway widening and realignment of those areas which are situated at 2 sites on the northerly side of the Animal Quarantine Station.
3. Conveyance in fee of remnant parcels to the City & County of Honolulu from The Queens Medical Center at 2 sites.
4. Grant of 10-ft. wide perpetual easement to the City & County of Honolulu for sewer purposes within a site at the eastern portion of the State land. New 8-in. sewer and manholes to be constructed in the proposed easement with connection to the existing Municipal 15-in. sewer trunk main.

The proposed improvements are to be constructed in conformity with City, State and Federal standards and rules and regulations, and funded under provisions of the City's Improvement District Program (Chap. 24, ROH).

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING COMMERCIAL RECREATIONAL USES WITH PIER CONSTRUCTION AT KUALOA, OAHU, Kualoa Ranch, Inc./Dept. of Land and Natural Resources

The applicant proposes to conduct commercial recreational uses offshore of TMK: 4-9-3:43 and 4-9-8:13 and 14, and constructing

a pier within TMK: 4-9-3:43 (Molii Pond) at Kualoa, Oahu. The applicant proposes to organize a private activity club (the "Activity Club") which offers a variety of recreational activities at or in the vicinity of Kualoa Ranch. The Activity Club will be opened from 10 a.m. to 3 p.m., Monday through Friday. The Activity Club will have recreational facilities for approx. 20-100 guests per day. Guests will be transported from Waikiki or elsewhere to the existing ranch headquarters in vans or small buses. Guests will usually spend approx. 5 hrs. at the Activity Club participating in the following scheduled activities:

1. At the beachfront property: scuba diving, windsurfing, jet skiing, and Hobie Cat sailing;
2. At the pond: boat tour of the pond and access to the beach and land area makai of the seaward wall;
3. At the ranch property: horseback riding, recreational vehicle driving and other activities.

This application covers the beach and pond activities which occur on conservation-zoned land. The activities on the mauka lands property do not occur on conservation-zoned land.

MAUI

CONSTRUCTION OF NEW PENS AND RENOVATION OF EXISTING STRUCTURES TO SERVICE AND SUPPORT CAPTIVE REARING OF AN ENDANGERED BIRD SPECIES, THE HAWAIIAN CROW (ALALA) AT OLINDA, MAUI, Dept. of Land and Natural Resources, Div. of Forestry and Wildlife

The Division of Forestry and Wildlife proposes to renovate existing facilities and construct new facilities at Olinda, Maui to maintain and breed endangered species in captivity for research

and eventual release into the "wild". This phase of the project addresses the urgent need to transfer nine Alala (Hawaiian crows) from the island of Hawaii to Maui, resolving the serious conflicts that now exist with military training exercises conducted at Pohakuloa and providing an environment conducive to successful captive propagation. The intended project is located on Maui at the site of the former Olinda Correctional Facility complex.

protection appurtenances and water service laterals; approx. 2,800 ft. of 4-in. pipeline along Baldwin Ave. to the last house prior to Rainbow Park along with fire protection appurtenance, water service laterals and a pressure regulator; and approx. 1,600 ft. of 1 1/2-in. pipeline through Rainbow Park to Makawao Union Church along with water service laterals.

HAWAII

NEW MAUNAOLU WATER SYSTEM, MAKAWAO, MAUI, County of Maui, Dept. of Water Supply

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION USE AT HONALO, NORTH KONA, HAWAII, Kona Point Limited/Dept. of Land and Natural Resources

The Dept. of Water Supply, County of Maui, in conjunction with Hawaiian Commercial & Sugar Co. and certain private parties along Baldwin Ave. between the Maunaolu Campus site and Makawao Union Church proposes to construct a waterline along its route to provide a water system which would comply with the provisions of the National Safe Drinking Water Act. The participating parties have formed a joint venture to design and construct the new public water system to replace a private water system which is being operated by Hawaiian Commercial & Sugar Co. In order to assure compliance with the provisions of the National Safe Drinking Water Act, the parties forming the joint venture proposes to install a waterline from the water treatment plant at the Kamole Weir and provide water service for the area between Maunaolu Campus and Makawao Union Church. TMK: 2-5-04 describes the project limits. The proposed system consists of approx. 4,200 ft. of 12-in. water pipe from the Kamole Weir Treatment Plant to the vicinity of the main building on the premises of Maunaolu Campus; approx. 1,700 ft. of 6-in. pipeline from the Maunaolu Campus to Baldwin Ave. along with fire

The applicant proposes consolidation and resubdivision use of TMK: 7-9-5:8, 39 & 40, at Honalo, N. Kona, Hawaii. The property is located along the shoreline and the parcel lies between the shore and the old government road from Keauhou to Kainaliu and extends from the Keauhou Resort boundary on the north to almost the Maihi boundary on the south. The property, identified by TMKs: 7-9-05:8, 39, and 40, has a total area of 8.059 acres. The objective of this action is to subdivide the subject property into approx. 3 separate parcels. These parcels would then be owned by the individual members of the Limited Partners. The proposed action would consolidate 3 separate parcels of 7.408 acres, 0.306 acres and 4.644 acres. The subdivision itself would follow Hawaii County's subdivision rules and regulations. No changes in zoning designations are being proposed.

PANAWEA RESIDENCE LOTS UNIT 4
WAIAKEA, SOUTH HILO, HAWAII, Dept.
Hawaiian Home Lands

The project is located in Panaewa, Waiakea, S. Hilo, Hawaii, and involves the development of 50 single family residential lots and dwellings. The parcel to be subdivided is zoned Agriculture minimum lot size of 5 acres (A-5a) and the proposed residential lots will have minimum areas of 15,000 SF. However, the project is required to fulfill one of the basic premises of the Hawaii Homes Commission Act of 1920, as amended: to provide single family residential homestead lots to native Hawaiians. Generally speaking, the project will involve the following items: 1) Clearing, grubing and grading of the lots and roadways; 2) Site improvements, including roadway pavement and basecourse, installation of utilities and waterline for domestic consumption and fire protection; 3) Grassing of sloped areas to prevent erosion. The project site at TMK: 3rd Div. 2-2-47:Por. 1, encompasses approx. 20.22 acres, and is adjacent to the Panaewa Residence Lots, Unit II and Unit III, Phase I. Access to the development will be through: Ohuohu St., Ho'ohua St., Railroad Ave. and Kahaopea St.

NEPA DOCUMENT

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

LIBRARY AT BELLOWS AIR FORCE
STATION (AFS), OAHU, HAWAII, Dept.
of the Air Force

Finding of No Significant Impact

This Environmental Assessment has been written to comply with the provisions contained in AFR 19-2, which requires an assessment on any action affecting archaeological/historical sites. The proposed action will involve the construction of a library using a prefabricated modular unit. The proposed 12'x17' (approx. 220 SF in area) facility will include a restroom, main desk, rotating book racks, and a reading area. Currently there is no library facility on Bellows AFS. Thus, the proposed action will benefit both the personnel living on-base and the guests utilizing the recreational facilities at Bellows AFS. The proposed site is near the guest quarters and adjacent to other recreational facilities such as the driving range, tennis courts and the dining club. The proposed site is located at the northern portion of Bellows AFS next to the existing golf driving range. The area to be used is relatively flat and is currently being used as part of a parking area for the driving range patrons.

SIXTY PERSON ARMORY AT PAHALA,
HAWAII, Hawaii Army National
Guard, State Dept. of Defense

Finding of No Significant Impact

Previously published October 8, 1985.

Written comments from reviewers are requested by November 7, 1985, and should be addressed to: Adjutant General, Hawaii National Guard, 3949 Diamond Head Rd., Honolulu, HI 96816.

DRAFT ENVIRONMENTAL IMPACT
STATEMENT FOR THE DESIGNATION OF A
DEEP OCEAN DISPOSAL SITE NEAR
JOHNSTON ATOLL FOR BRINE AND SOLID
WASTE, U.S. Environmental
Protection Agency

Draft Environmental Impact Statement (DEIS)

Previously published on October 8, 1985.

The comment period on the Draft EIS ends on November 18, 1985.

Comments should be addressed to:

Mr. Paul Pan, Chief, Environmental Analysis Branch, Office of Marine and Estuarine Protection, Environmental Protection Agency (WH-556M), Washington, D.C. 20460.

FINAL EIS U.S. DEPT. OF THE ARMY PERMIT APPLICATION, PODCO-0 1812-50, Waikoloa Beach Resort, Waikoloa, Anaehoomalu, South Kohala District, Hawaii, Corps of Engineers

Final Environmental Impact Statement

Previously published on October 8, 1985.

Written comments on this Final EIS are to be sent to the U.S. Army Engineer District, Honolulu District Office within 30 days from date of publication in the Federal Register. For more information on the permit application and the contents of the Final EIS, please contact:

Mr. Michael T. Lee
Biologist
U.S. Army Engineer District
Operations Branch, Bldg. 230
Ft. Shafter, HI 96858-5440
Telephone: (808) 438-9258

This Final EIS is also available for review at the following libraries on the island of Hawaii: Bond Memorial (Kohala), Puuloa, Honokaa, Kailua-Kona, Waialeale, Kealahou, Laupahoehoe, Mountain View, Pahala, Pahoa and Thelma Parker Memorial/Waimea Area libraries.

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 THE KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Accounting and General Services, Division of Public Works

Please note correction: The proposing agency is the Dept. of Accounting and General Services.

Previously published on October 8, 1985.

This Draft EIS is also available for review at the Molokai Library.

Deadline: November 7, 1985.

DRAFT EIS FOR THE HAWAII TECHNOLOGY PARK, MILILANI, OAHU, Castle and Cook Inc., Oceanic Properties Inc./City and County of Honolulu Dept, of Land Utilization

Previously published on October 8, 1985.

This Draft EIS is also available for review at the Mililani Library.

Deadline: November 7, 1985.

DRAFT EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, Ewa, Oahu, MSM & Associates/City and County of Honolulu Dept. of Land Utilization

Previously published Sept. 23, 1985.

This Draft EIS is also available for review at the Ewa Beach Community/School Library.

Deadline: November 7, 1985.

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

FINAL EIS FOR THE PROPOSED KUILIMA RESORT EXPANSION, KOOLAULOA DISTRICT, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

Previously published on October 8, 1985.

This Final EIS is also available for review at the Kahuku Community-School Library.

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

FINAL EIS FOR SEWER TUNNEL RELIEF, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

Previously published on Sept. 23, 1985.

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

Status: Currently being processed by the Dept. of Land Utilization and OEQC.

FINAL REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANA, OAHU, City and County of Honolulu Dept. of Public Works

Previously published on Sept. 8, 1985.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on October 17, 1985.

FINAL EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU, Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

Previously published on Sept. 8, 1985.

This Final EIS is also available for review at the Hawaii Kai Library.

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

NOTICES

PROPOSED AMENDMENTS TO THE COUNTY OF HAWAII DEPARTMENT OF PUBLIC WORKS EXEMPTION LIST.

Pursuant to Sec. 1:33(a)(1) of the ZIS Regulations, the County of Hawaii Dept. of Public Works has submitted proposed amendments to its exemption list to include the following actions:

Exemption Class #1: Operations or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.

- a) Operate, repair and maintain all county automotive and construction equipment assigned to the department.
- b) Operate, repair and maintain all county parking meters.

Exemption Class #4: Minor alterations in the conditions of land, water or vegetation.

- a) Install all county parking meters.

Exemption Class #5: Basic data collection, research, experimental management and resource evaluation activities which do not result in serious or major disturbance to an environmental resource.

- a) Perform preliminary surveys (e.g. reconnaissance, location work, level circuits, topographic work and hydrographic work.)

Exemption Class #6: Continuing administrative activities, such as purchases for supplies and personnel-related actions.

- a) Review, approve, issue, inspect and enforce the building, electrical and plumbing permits for both public and private building construction.
- b) Coordinate and perform all county land surveying needs.
- c) Review, approve, issue, inspect and enforce the permits under the following two chapters of the 1983 County Code.
 - i Chapter 10, Erosion and Sedimentation
 - ii Chapter 22, Streets and Sidewalks
- d) Review and approve construction drawings for private

construction approved under Chapter 23, Subdivisions, of the 1983 County Code and inspect the subsequent construction.

- e) Review and approve building permits for compliance with Chapter 27, Flood Control, of the 1983 County Code. In addition, enforce all provisions of this Chapter.
- f) Design both on and off street metered public parking.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman
Environmental Council
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Deadline: November 22, 1985.

STATE ENVIRONMENTAL COUNCIL
MEETING

Date: November 4, 1985
Time: 5:00 p.m.
Place: State Capitol,
Senate Conference Room 3

