

# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

Volume IV

March 8, 1987

No. 5

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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### 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.

HAWAII FILM FACILITY, KAMILONUI VALLEY, HAWAII KAI, OAHU, Dept. of Planning and Economic Development, Film Industry Branch

Previously published February 23, 1987.

Contact: Mrs. Duk Hee Murabayashi  
DHM Inc.  
1188 Bishop St., Suite 2405  
Honolulu, HI 96813

Deadline: March 25, 1987.

HAWAIIAN RIVIERA RESORT, KAHUKU, KA'U, HAWAII, Palace Development Corp. and Hawaii Ka'u Aina/County of Hawaii Planning Dept.

Previously published February 23, 1987.

Contact: Mr. Richard H. Van Horn  
Belt, Collins and Associates  
606 Coral St.  
Honolulu, HI 96813

Deadline: March 25, 1987.

25 MEGAWATT GEOTHERMAL POWER PLANT, KAPOHO, PUNA DISTRICT, HAWAII, Puna Geothermal Venture/County of Hawaii Planning Dept.

Previously published February 23, 1987.

Contact: Mr. Ralph A. Patterson  
Thermal Power Co.  
220 S. King St., #1750  
Honolulu, HI 96813

Deadline: March 25, 1987.

### 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 EISs (EIS Rules 11-200-11). 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. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

NAWILIWILI HARBOR ROADWAY IMPROVEMENTS (JOB H.C. 7140), NAWILIWILI, KAUAI, State Dept. of Transportation, Harbors Division

The project consists of adding new backfill behind an existing seawall and constructing approx. 1300 lineal ft. of 24 ft. wide asphalt concrete roadway. The project will prevent further subsidence of the backfill area and provide a stable base and a new all-weather roadway. Construction of the roadway will improve an existing dirt road currently used by tour buses and recreational fishermen. The proposed project will be constructed within the existing Nawiliwili Harbor boundary and on fast land near a freight container handling area.

CONSERVATION DISTRICT USE APPLICATION FOR SUBZONE AMENDMENT AND CONSTRUCTION OF GOLF GREEN, LIHUE, KAUAI, Hemmeter/VMS Kauai Co. III/Dept. of Land and Natural Resources

The applicant proposes the amendment of the subzone designation of land located adjacent and to the immediate north of property owned by the U.S. Lighthouse Service at Kukii Pt. from Limited to Resource and the construction of a portion of a golf green within the amended subzone. The subject parcel (TMK: 3-5-02:19) consists of 0.91± acre or 39,640± sq. ft. At least 8,400 sq. ft. of this parcel is within the

Conservation District and the balance is in the Urban District. A portion of an existing green (2nd hole) is located the urban area of the parcel. As part of the development of a new golf course, the applicant proposes to move the existing green about 80 ft. southwest of its present location. The proposed 16th green and related improvements (apron, sprinklers, possible bunkers and retaining rock wall) will cover approx. 7,500 sq. ft. of land. The area of improvements within the Conservation District cover approx. 3,200 sq. ft. It is that portion for which a CDUA is being sought, as well as an amendment of the subzone from Limited to Resource. The improved area will be outside of the 40-ft. shoreline setback area. The 5 ft. retaining rock wall necessary to support the green and related areas will begin at or outside of this 40-ft. setback area. Along with the construction of a retaining wall, grading will also be required.

OAHU

KAHALOA DRIVE DRAINAGE IMPROVEMENTS PROJECT, MANOA, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project (TMK: 2-9-28, 37, 57, & 73) will replace the existing drainage system along Kahaloa Dr. and Kahaloa Pl. with a new system of a larger capacity that conforms with the City Department of Public Works "Storm Drainage Standards." Additional drain inlet structures will also be constructed. Approx. 2,300 ft. of the existing drainage system, consisting of reinforced concrete pipes (RCPs) ranging from 18 in. to 30 in. in diameter will be replaced. The replacement system will also consist of RCPs, but the dimensions will vary from 18 in. to 60 in. Existing inlets will be modified and connected to the new system. Approx. 8 new drain inlets will be constructed. The drainage system capacity will be increased from 50 cu. ft. per second (cfs) to 160. The existing drainage system is unable to intercept all of the rainfall runoff

flowing along Kahaloa Dr. and Kahaloa Dr., resulting in shallow flooding of several properties along the roadways. Properties along the mauka area (eastern end) of Kahaloa Dr. are experiencing soil stability problems attributed to the underlying clay material. The reduction of excess surface moisture reaching this clay subsoil may help in the stabilization of the area.

MAUNAKEA MARKET PLACE PROJECT, HONOLULU, OAHU, Chinatown Associates/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing the construction of a one-story retail store fronting primarily along Pauahi St. with limited exposure on Maunakea St. The building will be constructed up to the property line with a 5 ft. deep awning extending over the sidewalk area and overhead rolling doors. The building will contain a total of 2,914 sq. ft. Prospective tenants for this space will be retail merchants selling mostly ethnic goods and products. The 3,650 sq. ft. irregularly-shaped parcel (TMK: 1-7-03: 54) proposed for development is located at the southerly corner of the intersection of Maunakea and Pauahi Sts. in the Chinatown District.

RECONSTRUCTION AND REPAIRS TO SEAWALL FRONTING KAPIOLANI PARK BEACH CENTER, WAIKIKI, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action involves the removal of all damaged portions of the existing approx. 460 lineal ft. seawall as well as the previously reconstructed section, reconstruction of the original seawall with concrete rubble masonry, sand replenishment inward of the seawall and filling a portion of the area outward of the seawall with 12-in. size rocks to protect the footing of the reconstructed wall. The subject seawall extends from the old Queen's Surf to the Waikiki Aquarium and fronts the Kapiolani Park Beach Center, 2745 Kalakaua Ave. (TMK: 3-1-31: 4 & 5).

FARRINGTON HIGHWAY 36-INCH WATER MAIN FROM KUNIA ROAD TO FORT WEAVER ROAD, EWA, OAHU, City and County of Honolulu Board of Water Supply

The Board of Water Supply (BWS) proposes to install approx. 2800 lineal ft. of 36-in. transmission main along Farrington Hwy. from Kunia Rd. to Fort Weaver Rd. The proposed 36-in. water main along Farrington Hwy. will begin near the intersection of Farrington Hwy. and Kunia Rd. by being connected to the existing 36-in. stub-out and will end at the intersection of Farrington Hwy. and Fort Weaver Rd. near the BWS Honouliuli Booster Station. The primary objective of the proposed project is to strengthen the BWS water distribution system in the Ewa area of Oahu. The new 36-in. water main will increase the system's flexibility, reliability and carrying capacity to utilize the design flows from the Waipahu and Hoaeae wells in meeting the expanding water needs of the Ewa and Waianae areas. The design and construction of the water main shall be in conformance with the current BWS Water System Standards.

LAND ACQUISITION TO EXPAND KAIMUKI RECREATION CENTER AND CONSTRUCTION OF SITE IMPROVEMENTS, KAIMUKI, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The Department of Parks and Recreation proposes to acquire approx. 8,688+ sq. ft. of privately-owned land identified as TMK: 3-2-05: portion of 8 for the expansion of Kaimuki Recreation Center. The land to be acquired is located on 10th Ave. adjacent to the existing tennis courts. Site improvements proposed for this land include landscaping, fencing and a parking area.

LANAI

CONSERVATION DISTRICT USE APPLICATION FOR THE CONSTRUCTION OF A NEW 100 FT. RADIO ANTENNA TOWER AND METAL BUILDING ON PADS, WAIAKEAKUA PEAK, LANAI, Motorola Communications and Electronics Inc./Dept. of Land and Natural Resources

The applicant is proposing the installation of a new 100-ft. self-supporting radio antenna tower and the construction of a 12' x 24' metal building on pads to house new communication equipment. Three 5-ft. sq. concrete piers will be necessary for the tower footing. The radio antenna site will be located on TMK: 4-9-2:1 near the summit of Waiakeakua Peak. The project will not use more than 600 sq. ft. of land and will be surrounded by new chain link fencing.

HAWAII INTERACTIVE TELEVISION SYSTEM PUU KILEA COMMUNICATIONS FACILITIES, PUU KILEA, LANAI, Dept. of Accounting and General Services for the Hawaii Public Broadcasting Authority (HPBA) of the Dept. of Commerce and Consumer Affairs

The Hawaii Interactive Television System (HITS) is a closed circuit television system consisting of a network of transmission sites which will link the major population areas of the State. The system will allow educational program viewing, participation and interaction statewide by program transmission between islands and broadcasting to standard T.V. receivers. The project proposes to construct a 130 ft. tall tower for several microwave dishes and broadcast antennae and a 120 sq. ft. one story equipment shed on a portion of TMK: 2nd Div. 4-9-02:1 at Puu Kilea, Lanai. It will be necessary to acquire approx. 6,000 sq. ft. of land from Castle & Cooke. The project will provide the HPBA with a vital link to connect Maui (Haleakala) and Oahu (Round Top) and broadcast capability to cover certain areas of Lanai, Molokai and Maui.

#### HAWAII

PROPOSED DIRECT SALE OF ACCESS EASEMENT OVER AND ACROSS STATE LAND, AHUALOA, HAMAKUA, HAWAII, Bruce Taylor and Jeanne Martin/Dept. of Land and Natural Resources

The applicants propose to purchase a perpetual, non-exclusive roadway easement consisting of approx. 1,500 sq. ft. of State land. This land is a portion of the Lower Homestead Rd. situated mauka of the Honokaa-Waimea Belt Hwy. in Ahualoa, Hamakua, Hawaii, identified as TMK: 4-6-6 and 4-6-7. The applicants are the purchasers of TMK: 4-6-7:12, which does not have physical or legal access from the existing Homestead Rd. The applicants are also requesting an easement over another parcel which abuts the main highway and has a permitted access point. Should these easements be granted, the applicants propose to grade and construct an oil/gravel roadway up to the boundary of their parcel.

#### ENVIRONMENTAL IMPACT STATEMENTS

EISs 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 EISs); Hamilton Library; State Main Library and the Kaimu, 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 EISs 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.

PACIFIC BASIN CONFERENCE RESORT, MAKAHA VALLEY, OAHU, Home Properties, Inc./City and County of Honolulu Dept. of General Planning

The proposed project involves the development of the Pacific Basin Conference Resort on a portion (about 23.5 acres, TMK: 8-4-29: 15-32, excluding parcel 29; and a portion of parcel 140) of the Mauna Olu Subdivision, adjacent to and above the 2 golf courses serving the Sheraton Makaha Resort and Country Club.

Mauna Olu St. and a concrete drainage channel constitute the mauka site boundaries. The mauka area (to the east and northeast) bordering the site consists of the balance of the existing undeveloped Mauna Olu Subdivision (about 186.5 acres). An open space, designated Agriculture on the Development Plan Land Use Map, lies immediately north and northwest of the project site. The 300 room Conference Resort would be specially equipped and staffed to provide a specific resort use lacking in today's hotel industry. Important attributes of a conference center hotel include an environment which minimizes distractions of business attendees, extensive recreation and fitness amenities, and specialized staff and facilities to accommodate both small and large meetings and conferences. Planned facilities include 300 hotel rooms and suites, 2 major conference rooms, 4 smaller conference rooms, 15 conference suites, restaurants, cocktail lounges and banquet rooms. The amenities planned include a health club, swimming pools, jogging trails and tennis courts.

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

Deadline: April 7, 1987.

KAHAWAINUI STREAM FLOOD CONTROL PROJECT, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will consist of channel improvements and a levee along the right bank of Kahawainui and Laiewai Streams to relieve the flooding problems in the area. The levees would be about 1,760 ft. in length and would have a maximum height of about 12.6 ft. The levees would consist of compacted earth-fill with the side slope along the stream lined with concrete riprap downstream of Station 27+70 to prevent erosion of the levee by the floodflows. The backside slope and levee crest would be grassed. A concrete I-wall would be provided between Stations 27+70 and 30+33. The existing stream would be realigned upstream of Kamehameha Hwy. and

replaced with a trapezoidal channel from the bridge to Station 21+00 for a length of about 490 ft. The channel would be concrete lined from the bridge at Station 16+40 to Station 17+50 and concrete riprap lined from Station 17+50 to Station 21+00. The State-owned Laiewai Bridge on Kamehameha Hwy. would be modified by clearing and excavating the stream under the bridge and lining the invert under the bridge with concrete riprap. The bridge abutments would be extended to Station 16+50 to form a wedge type transition to the upstream channel improvements. Bridge pier extensions would be provided to improve flow considerations and reduce debris impacts. Flows would pass through the modified bridge and another wedge transition downstream of Kamehameha Hwy. and into the existing Kahawainui Stream. Flows exceeding the stream capacity of about 400 cu. ft. per second below the project limits will overflow within the park site and discharge as sheet flows to the ocean. Project land and easements for the channel and levee will require about 5.3 acres of land. The channel improvements would require relocation of one residential structure and three sheds which are situated on the left bank and center of the channel above Kamehameha Hwy.

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

Deadline: April 7, 1987.

PROPOSED DEVELOPMENT AT MOKULEIA, OAHU, Mokuleia Land Co./City and County of Honolulu Dept. of General Planning

Previously published February 23, 1987.

This EIS is also available for review at the Waialua Library.

Note: The new applicant for the proposed project is Mokuleia Land Co., replacing Northwestern Mutual Life Insurance Co. Henceforth, comments should be sent to:

Mr. Donald A. Clegg  
Chief Planning Officer  
Department of General Planning  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

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

Deadline: March 10, 1987.

with a copy to:

William E. Wanket, Inc.  
Pacific Tower, Suite 1010  
1001 Bishop Street  
Honolulu, Hawaii 96813

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

Comments that have already been submitted to Barry R. Okuda, Inc. will be accepted and forwarded to William E. Wanket, Inc.

Deadline: March 25, 1987.

DRAFT THIRD SUPPLEMENT TO THE INTERSTATE ROUTE H-3 EIS, HALAWA TO HALEKOU INTERCHANGE, HONOLULU, OAHU, State Dept. of Transportation, Highways Division and U.S. Dept. of Transportation, Federal Highway Administration

Previously published February 8, 1987.

This EIS is also available for review at the Aiea and Kailua Libraries.

Deadline: March 24, 1987.

GENTRY 515, WAIAWA, CENTRAL OAHU, The Gentry Companies/City and County of Honolulu Dept. of General Planning

Previously published February 8, 1987.

This EIS is also available for review at the Mililani and Waipahu Libraries.

Deadline: March 10, 1987.

HANAIEI RIVER HYDROELECTRIC PROJECT, HANAIEI, KAUAI, Island Power Co., Inc./Dept. of Land and Natural Resources

Previously published February 8, 1987.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT TO PERMIT ALTERNATIVE METHODS OF SEAWATER RETURN FLOW DISPOSAL AT NATURAL ENERGY LABORATORY OF HAWAII (NELH), KEAHOE, NORTH KONA, HAWAII, NELH

An environmental impact statement for the Development Plan for the Hawaii Ocean Science and Technology (HOST) Park and Expansion of the Natural Energy Laboratory of Hawaii was accepted by the Governor in September 1985. Among the actions assessed in the statement was the disposal of 42,000 gpm of seawater return flows from ocean thermal energy conversion (OTEC) and mariculture operations at NELH by means of trench, well, canal and mixed-water discharge pipe. At the time the EIS was accepted, the State of Hawaii planned to install a cold water pipe and pump system for HOST Park and the U.S. Dept. of Energy (DOE) was planning to fund a cold and warm water system for OTEC research. Subsequently, the DOE learned that it would be unable to fund the proposed expansion of OTEC facilities at NELH to the level they had originally proposed. DOE and the State therefore entered into a cooperative cost-sharing agreement to provide the required ocean water for both projects with one seawater system. Because the mixed-water discharge pipe that was originally proposed as the means to dispose of the projected seawater return flows will not be funded at the present time, alternative, less costly methods of disposal were evaluated. The alternative disposal facility recommended for OTEC discharges is a shallow trench located within the NELH compound. The recommended trench orientation is roughly

perpendicular to and approx. 250 ft. from the shoreline at its closest point. This facility would initially serve as a research trench for discharge quantities in the range of 3,000 to 5,000 gpm. During the 3 to 4 year heat and mass transfer experiment period, an intensive water quality monitoring program would be undertaken in conjunction with the trench disposal in order to determine the actual impacts associated with the discharge flow. In the event that unacceptable impacts occur, alternative disposal facilities can be constructed and the water diverted to the new system. At full development of NELH it is projected that an additional 25,900 gpm of seawater return flows from mariculture operations will be generated. The constituents of the discharge water will depend on the culture organism and its intended use. The disposal facility recommended for return seawater from mariculture operations is a trench located makai of the NELH access road, parallel to and approx. 900 ft. from the shoreline at its closest point. Because it is anticipated that there will be a gradual increase in volumes of water used, the proposed monitoring program can provide early detection of any adverse impacts so that alternative disposal methods can be instituted if they occur.

This EIS is also available for review at the Holualoa, Kailua-Kona, and Thelma Parker Memorial/Waimea Area Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

AWAKE'E RESORT, NORTH KONA, HAWAII,  
Kahala Capital Corp./County of Hawaii  
Planning Department

Previously published February 23, 1987.

This EIS is also available for review at the Holualoa, Kailua-Kona and Thelma Parker Memorial/Waimea Area Libraries.

Status: Currently being processed by the County of Hawaii Planning Department.

WAIANAE III ELEMENTARY SCHOOL, WAIANAE, OAHU, Dept. of Accounting and General Services

Previously published February 23, 1987.

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

Status: Currently being processed by the Office of Environmental Quality Control.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Tetsudo K.K./County of Maui Planning Dept.

Previously published February 8, 1987.

This EIS is also available at the Kahului and Kihei Community Libraries.

Status: Currently being processed by the Maui County Planning Department and the County of Maui Office of the Mayor.

KAHUKU HIGH, INTERMEDIATE AND ELEMENTARY SCHOOL, KAHUKU, OAHU, Dept. of Accounting and General Services

Previously published February 8, 1987.

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

Status: Currently being processed by the Office of Environmental Quality Control.

MOANALUA ROAD FROM PALI MOMI ST. TO AIEA INTERCHANGE, AIEA, OAHU, U.S. Dept. of Transportation Federal Highway Administration, State Dept. of Transportation Highways Division and City and County of Honolulu Dept. of Public Works

Previously published February 8, 1987.

This EIS is also available for review at the Aiea Library.

Status: Currently being processed by the Office of Environmental Quality Control.

WAIAWA BY GENTRY, WAIAWA, CENTRAL OAHU, OAHU, The Gentry Companies/City and County of Honolulu Dept. of General Planning

Previously published January 23, 1987.

This EIS is also available for review at the Mililani and Waipahu Libraries.

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

PROPOSED GENERAL PLAN SECONDARY RESORT AREA AT MOKULEIA, NORTH SHORE, OAHU, Northwestern Mutual Life Insurance Co./City and County of Honolulu Dept. of General Planning

Previously published February 8, 1987.

This EIS is also available for review at the Waialua Library.

Status: Accepted by the City and County of Honolulu Dept. of General Planning on February 23, 1987.

MILILANI-MAUKA RESIDENTIAL COMMUNITY, MILILANI, OAHU, Mililani Town, Inc./City and County of Honolulu Dept. of General Planning

Previously published February 8, 1987.

This EIS is also available at the Mililani Library.

Status: Accepted by the City and County of Honolulu Dept. of General Planning on February 23, 1987.

KAHUAWAI SPRINGS, HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

Previously published February 8, 1987.

This EIS is also available for review at the Liliha Library.

Status: Accepted by Governor Waihee on February 18, 1987.

NOTICES

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

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

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

SUBDIVISION AT MOKULEIA BEACH, WAIALUA, OAHU, U-Save Used Cars, Inc./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to subdivide a 58,485 sq. ft. parcel identified as TMK: 6-8-11: 55 into 7 lots, ranging in size from approx. 7,500 sq. ft. to 10,000 sq. ft. each. The subject property is located in the Mokuleia Beach Subdivision at the corner of Waialua Beach Rd. and Apuhihi St. The property is also bordered by Au St. on its makai boundary. Upon subdivision, the applicant intends to sell the individual lots.

CONSTRUCTION OF A CONVENIENCE STORE SERVICE AREA WITH GASOLINE PUMPS AND LANDSCAPED PARKING, MAILI, OAHU, Circle K Hawaii, Inc./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to construct a convenience store at 87-720 Farrington Hwy. in Maili. The project site contains an area of 20,423 sq. ft. or 0.47 acre and is located on a 2.57-acre parcel identified as TMK: 8-7-23: 49 and 50. Plans for the convenience store calls for approx. 2,680 sq. ft. of floor area in a one-story free standing building. A "service" island with 3 gasoline pumps and paved parking for approx. 16 vehicles will be provided in front of the store with access directly from Farrington Hwy. Optional staff parking will be provided at the rear of the building. Landscape planting at the side property lines, at the base of the convenience store and at the property entrance is proposed. The project site is presently occupied by an existing grocery store and unmarked paved parking area. The remaining portion of the project site is in open space. The existing one-story building, measuring approx. 1,670 sq. ft. in size, will be removed when the new store is constructed.

- a. Parks;
- b. Streets and highways, bikepaths, pedestrian ways, parking lots and appurtenances; and
- c. Landscaped areas.

- 2. Overhauling, repairing, repainting, cleaning, polishing, greasing, oiling, and servicing of the following agency facilities, structures and equipment, including the purchase of necessary supplies and services:
  - a. Existing buildings;
  - b. Structures, including water and sewage handling and treatment systems and drainage systems; and
  - c. Stationary and mobile motorized equipment.
- 3. Operation, repairs and maintenance of existing cemeteries, including the digging and covering of new graves.
- 4. Operation and maintenance of sanitary landfills.

COUNTY OF MAUI EXEMPTION LIST

At its February 11, 1987 meeting, the Environmental Council approved the following exemption list for the County of Maui:

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.

- 1. Fertilizing, sprinkling, mowing, weeding, road clearing and patching, and sweeping of the following agency maintained lands and facilities, including the purchase of necessary supplies and services:

Exemption Class #2

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

This exemption class includes Agency actions intended to meet the Agency's goals and objectives by replacement in whole or in part, the following, provided there is little or no increase in capacity:

- 1. Drainage Facilities without historic value.
- 2. Roadways and Traffic Control Devices.
- 3. Utility Services, including sewer and water.
- 4. Equipment.

Exemption Class #3

Construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small equipment and facilities and the alteration and modification of same including but not limited to: (a) single family residences not in conjunction with the building of two (2) or more such units; (b) multi-unit structures designed for not more than four (4) dwelling units if not in conjunction with the building for two (2) or more structures; (c) water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; and (d) accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences.

1. Utility support systems for exempt landscaping projects.

Exemption Class #4

Minor alterations in the conditions of land, water, or vegetation.

1. Minor cut, fill, and grading of county property of less than 50 cubic yards of rock and/or soil where the vertical height of cut or fill does not exceed three feet.
2. Landscaping alongside roadways, around buildings, and within parks.

Exemption Class #5

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

1. Planning data collection.
2. Field surveying.
3. Design alternative analysis.
4. Communication/Media Surveys.

Exemption Class #6

Continuing administrative activities, such as purchase for supplies and personnel-related actions.

1. Personnel transactions such as hiring and firing, training, transferring, promoting, payroll fringes, and rescheduling activities.
2. Budgeted increases in personnel and equipment inventory.

Exemption Class #7

Construction or placement of minor structures accessory to existing facilities.

1. Construction of sidewalks and curbs and gutters.
2. Installation of glare screens, safety barriers, energy attenuators, and other items to protect the motoring public.
3. Installation of street lights, directional, informational, and regulatory signs, pavement markings, traffic signals, and fire alarm systems.
4. Installation of drains, sewers and waterlines within streets and highways.

Exemption Class #8

Interior alterations involving such things as partitions, plumbing, and electrical conveyances.

1. Interior alterations to building or structure that does not increase the floor area or change the occupancy.

Exemption Class #9

Demolition of structures, except those structures located on any historic site as designated in the National Register or Hawaii Register as provided for in the Historic Preservation Act of 1966, Public Law 89-665, or Chapter 6, Hawaii Revised Statutes.

1. Demolition of buildings and structures without historic value prior to or concurrent with the construction of a new or replacement building or structure.

2. The demolition of old, dilapidated, unsafe or dangerous buildings or structures required by Building, Housing or Health Codes and Regulations.

Exemption Class #10

Zoning variances except: Use, density, height, parking requirements and shoreline set-back variances.

1. Agency actions requiring zoning variances involving structure set-backs from property lines.

NOTE: As stipulated by EIS Regulation 1:33b, all exemptions under this list 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.

EXTRA ENVIRONMENTAL DOCUMENTS

The Office of Environmental Quality Control has completed cleaning out their files and has extra copies of environmental assessments and environmental impact statements. Come down and check our "give-away" shelf at 465 South King Street, Room 104, for documents you may want.

# OEOC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



JOHN WAIHEE  
GOVERNOR

DIRECTOR

VOLUME IV

MARCH 23, 1987

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#### OAHU

WAIMANO TRAINING SCHOOL AND HOSPITAL CONNECTION TO CITY AND COUNTY OF HONOLULU SEWER SYSTEM, Dept. of Accounting and General Services for the Dept. of Health

The project proposes to construct a sewer system to connect all buildings at the Waimano Training School and Hospital (TMK: 1st Div. 9-7-25:1) to the City and

County sewer system on Waimano Home Rd. This connection will eliminate the use of 5 cesspools, 1 septic tank, and 2 small sewage treatment plants which currently discharge treated and untreated sewage on site. The project will eliminate the potential of groundwater contamination from the use of cesspools and septic tanks.

KALANIANAOLE 36-INCH MAIN (WAIMANALO REALIGNED PORTION 1), KAILUA, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

The Board of Water Supply (BWS) proposes to install approx. 12,000 linear ft. of 36-in. transmission main within Kalanianaole Hwy. from the Pohakupu Booster Station to the Olomana Golf Course. The primary objective of the proposed project is to replace an existing 20-in. main whose current alignment along the old Kalanianaole Hwy. creates severe operational problems for the BWS. A second objective of the proposed project is to increase the BWS's capability to move 10 to 20 million gal. per day from the Windward area around Makapuu and into the Hawaii Kai/East

Honolulu area via this pipeline in consonance with BWS's long range plans to meet future system demands. The proposed 36-in. main will be located within the State's Kalaniana'ole Hwy. right-of-way (TMK: 4-01-08; 4-02-03; 4-02-04; 4-02-06).

INSTALLATION OF TENNIS COURT FLOODLIGHTING SYSTEM AT KALIHI VALLEY FIELD, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action includes the installation of a floodlighting system for one tennis court and one practice tennis court which are presently under construction and incidental site work. Two light poles and attached shoe box cutoff-type luminaires will be installed and two additional lighting fixtures will be attached to existing light poles. Light poles will extend to a height of approx. 40 ft. In addition to the tennis court now under construction at Kalihi Valley Field, there are 2 existing courts with night lights. Kalihi Valley Field, comprising an area of 11.8 acres is located on Kam IV Rd., between Kaewai Elementary and Dole Intermediate Schools.

CONSTRUCTION OF A MULTI-PURPOSE RECREATION BUILDING AT HOAEAE COMMUNITY PARK, VILLAGE PARK, WAIPAHU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action involves the construction of a recreation building comprising an area of approx. 3,570 sq. ft., incidental site work and landscape improvements. Facilities within the recreation building will include a multi-purpose room (1,976 sq. ft.), lanai (640 sq. ft.), office and storage space, meeting room, kitchen facilities, kiln room and restrooms. The building will be located at the northern corner of the existing 10 acre park site. Existing facilities include 4 tennis courts, 2 basketball courts, 2 volleyball courts, a softball field with soccer field overlay and a comfort station. The park site, located in the Village Park subdivision, is bounded by Ka'aholo St.

and single-family residences on the north, a natural drainage-way on the south, single-family residences on the east and the proposed Hoaeae Elementary School site on the west.

FERN STREET APARTMENTS, MCCULLY, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The City and County proposes to lease 14,610 sq. ft. of City-owned property at 1703 Fern St. (TMK: 2-3-32:44, 46, and portion of 48) in McCully to the Association for Retarded Citizens (ARC). The ARC received an allocation of funds in 1986 for the construction of rental units for the handicapped. The construction funds are accompanied by rental assistance payments to reduce tenants' housing costs to 30% of their incomes. The ARC will develop a 13-unit apartment building to house 12 mildly retarded adults and one resident manager. The proposed building will have an estimated lot coverage of 46% and will contain 6,700 sq. ft.

AMENDMENT TO PROPOSED HISTORIC RESTORATION OF MOANA HOTEL AND RENOVATION OF SURFRIDER AND OCEAN LANAI TOWERS, WAIKIKI, OAHU, Kokusai Kogyo/City and County of Honolulu Dept. of Land Utilization

A negative declaration was published in the Nov. 23, 1986 OEOC Bulletin for the historic restoration of the Moana Hotel and the renovation of the Surfrider and Ocean Lanai Towers. The Jan. 20, 1987 revised proposal included two changes to the Moana Hotel which were not included in the original environmental assessment and negative declaration. It is proposed that the existing flat roofs over the 6th floor breezeway be replaced with a sloped roof with materials and profile to match the existing sloped roof. The existing flat roofs over the 5th floor are to be rebuilt as useable decks accessible from the breezeway.

REDESIGNATION OF 1.7+ ACRES OF LAND FROM INDUSTRIAL TO COMMERCIAL USE, HALEIWA, NORTH SHORE, OAHU, Haleiwa Industrial Country Center Limited Partnership/City and County of Honolulu Dept. of General Planning

The applicant is requesting that the Development Plan designation be changed from Industrial to Commercial for the first 150 ft. back from Kamehameha Hwy. of TMK: 6-2-5: 7, 25, pors. 3 and 31. The approx. 54,000 sq. ft. involved in this request is located in Haleiwa Town, mauka of Kamehameha Hwy. opposite Kilioe Pl. The back part of the property has been in use as a junk yard, auto and body repair, and woodworking area. Building permits have been applied for and in part issued for general industrial rentals under CZC on the back and front of parcels. The applicant is proposing to develop a broad based industrial commercial center which combines community and tourist appeal with the manufacture and sale of Hawaiian products, and which provides the community with industrial/commercial services.

MAUI

CONSTRUCTION OF NEW LOADING DOCK AT HANA BOAT RAMP, HANA, MAUI, State Dept. of Transportation, Harbors Division

The project consists of constructing a new 3 ft. wide by 90 ft. long boat loading dock adjacent to the existing Hana Boat Launching Ramp in Hana Harbor. This project will facilitate current loading and unloading operations. By constructing a loading dock adjacent to the existing ramp, users will be able to launch their boats and load and unload in a single operation. The dock will utilize a composite precast/cast-in-place concrete design to facilitate construction in the remote project site.

PROPOSED FURNITURE SALES BUILDING, LAHAINA, MAUI, Lahainaluna Ventures/County of Maui Dept. of Planning

The applicant is proposing to develop a furniture sales building consisting of a basement and 2 floors. The basement will have parking and an equipment room. The second floor is for sales and the first floor is for sales, 2 small offices, one toilet facility and storage. The building measures 100 ft. x 80 ft. and is 35 ft. high. The facility will have 32 parking spaces. Associated improvements are an onsite drainage system consisting of a catch basin and drywells and improvements to Lahainaluna Rd. fronting the project site. In addition, the open area of the property will be heavily landscaped. The proposed 17,712 sq. ft. project site is located in Lahaina Town on the southerly side of Lahainaluna Rd. and about 200 ft. makai of the intersection of Honoapiilani Hwy. The sites are identified as TMK: 4-6-10: 11 and 12.

KIHEI SCHOOL 8-CLASSROOM BUILDING, PARKING LOT AND DRAINAGE IMPROVEMENTS, KIHEI, MAUI, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct a 2-story, concrete and masonry building of approx. 16,651 sq. ft. consisting of 6 regular classrooms, one home economics classroom, one business classroom, restrooms and a teachers' work center; a parking lot including a bus loading zone and access road; and a new retention basin including relocation of an existing retention basin. The estimated cost of construction is \$2,800,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with much-needed facilities and improvements to implement its program in accordance with the Educational Specifications.

NEW ANIMAL SHELTER/HUMANE SOCIETY FACILITY, PULEHUNUI, MAUI, Office of the Mayor, County of Maui

The proposed project will replace the existing obsolete Animal Shelter/Humane Society facilities located on Hana Hwy.

The new facilities are to be located at the intersection of Mokulele Hwy. and Mehamaha Loop on an approx. 3.6 acre triangular shaped lot identified as TMK: 3-08-8: por. of 8. This site was once a part of the military facilities used during World War II and is now vacant. Some construction remains on the site and an old concrete slab of approx. 15,000 sq. ft. will be utilized for automobile parking for this project. Access to the site is from Mokulele Hwy. for the public and Mehamaha Loop for personnel. The proposed facility will include a 34' x 42' administration building, a 38' x 22' cat and puppy house and 24 kennels (5' x 12' each).

#### MOLOKAI

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION TO ESTABLISH MOOMOMI NATURE PRESERVE, MOOMOMI, MOLOKAI, The Nature Conservancy of Hawaii/Dept. of Land and Natural Resources

The applicant proposes to establish a staffed nature preserve for conservation of native wildlife and vegetation at Moomomi, Molokai. Purchase of this land from Molokai Ranch, Ltd. requires the consolidation of TMK: 5-1-2: 1 and 35, portions of which are conservation lands, into one and subdivision of the consolidated lot into 3 lots, one of which will be the proposed preserve parcel. This subdivision will include a 300' strip of Conservation District shoreline. The proposed preserve will comprise 1 3/4 mi. of windward Molokai coast extending inland in a southwesterly direction approx. 1 1/2 mi. to protect an important native dune ecosystem. From east to west the shoreline includes the long beach (Kalani) and tidal flat that extends from Kaiehu Pt. west to the bluff at Kapalauoa. The beaches are backed by one or two rows of dunes. Strand vegetation is extensive and well-developed and includes at least 10 endemic taxa, 4 of which are found only on western Molokai. The proposed reserve will include several paleontological (fossil birds, lithified land snails) and archaeological sites.

#### HAWAII

THREE-LOT SUBDIVISION/SCHOOL FACILITY, KEAUHOU, NORTH KONA, HAWAII, Kamehameha Investment Corp./Hawaii County Planning Commission through the Planning Dept.

The applicant proposes to subdivide a 127.01-acre parcel of land into 3 lots being 10.7-, 9.4- and 106.9± acres in size. The subject site is located to the south of the Kuakini Hwy.-Kamehameha III Rd. intersection in the ahupua'a of Kahalu'u, North Kona, Hawaii, TMK: 7-8-10: portion of 50. The Kahalu'u Historic District (Site No. 10-37-4150), which is on the National Register of Historic Places, covers the southwest portion of the subject parcel. The purpose of the subdivision would be to allow the establishment of an elementary school facility on the 9.4-acre lot by Hawaii Preparatory Academy. Hawaii Preparatory Academy proposes to construct a new lower school which will consist of 2 one-story classroom buildings, sports and support facilities, parking and roads. These improvements will serve up to 120 elementary students. There are no immediate development plans for the remaining 2 parcels.

CONSTRUCTION OF PARKING FACILITIES, HILO, HAWAII, Hawaii Redevelopment Agency, County of Hawaii

The Hawaii Redevelopment Agency, County of Hawaii, is proposing the construction of parking facilities on the mauka and makai side of the existing Hilo Armory building. The project area is situated in downtown Hilo, mauka of Kamehameha Ave. and abutting Wailuku Dr., Keawe and Shipman Sts. The property involved consists of 44,371 sq. ft. and is identified by TMK: 2-3-4:8. The proposed construction includes approx. 14,000 sq. ft. of paved parking area to provide 42 stalls on the mauka site and 4,700 sq. ft. paved area for 11 stalls on the makai portion of the Hilo Armory building. The improvements will also include an established internal traffic pattern and landscaping. The estimated total cost of the project is \$129,000 and will be

funded by County CIP funds. The purpose of the project is to expedite ~~implementation of the public parking~~ improvements phase of the Downtown Hilo Redevelopment Plan. The new parking areas will improve and provide additional parking for employees and individuals participating in recreational activities offered at the Hilo Armory, and for customers of merchants in the surrounding area.

#### OAHU AND HAWAII

AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING RELIGIOUS ACTIVITIES AT HANAUMA BAY BEACH PARK, BLOW HOLE LOOKOUT AND NUUANU PALI LOOKOUT ON OAHU; AND A NEW APPLICATION FOR CONDUCTING RELIGIOUS ACTIVITIES AT HAPUNA BEACH PARK ON HAWAII, ISKCON Hawaii, Inc./Dept. of Land and Natural Resources

The applicant is requesting an after-the-fact approval to conduct religious activities on TMK: 3-9-12: 2 Hanauma Bay Beach Park and Blow Hole Lookout; TMK: 1-9-7: 1 Nuuanu Pali Lookout at Honolulu, Oahu; and a new application to conduct religious activities on TMK: 6-6-2: 35 Hapuna Beach State Park at Kohala, Hawaii. The applicant is also requesting permission to conduct the same religious activities at Kuhio Beach, Oahu and Akaka Falls, Hawaii which are not in the Conservation District. In furtherance of their Krishna religious objectives, members of ISKCON regularly go out into public fora for the purpose of chanting the names of God, distributing religious literature and sanctified foodstuff, soliciting funds for the support of the religion, and encouraging the members of the public to participate in Krishna conscious activities through festivals and proselytization. The applicant is requesting permission to place a folding table at each of the locations above, to offer the public sanctified foodstuff in the form of cookies and fruit punch, religious literature and to request a voluntary donation for the same. This activity will be conducted daily between the hours of 8:00 a.m. and 5:30 p.m.

#### ENVIRONMENTAL IMPACT STATEMENTS

~~EISs 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 EISs); 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 EISs 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.

PACIFIC BASIN CONFERENCE RESORT, MAKAHA VALLEY, OAHU, Home Properties, Inc./City and County of Honolulu Dept. of General Planning

Previously published March 8, 1987.

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

Deadline: April 7, 1987.

KAHAWAINUI STREAM FLOOD CONTROL PROJECT, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

Previously published March 8, 1987.

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

Deadline: April 7, 1987.

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

RESIDENT/VISITOR ENTERTAINMENT ATTRACTION, EWA, OAHU, Amfac Hawaii, Inc./City and County of Honolulu Dept. of General Planning

The applicant is proposing to construct a major new resident/visitor entertainment attraction on vacant land in the vicinity of the proposed Secondary Urban Center on the Ewa Plain. The property is located north of and adjacent to the Farrington Hwy. and the Palailai Interchange and south of and adjacent to the Palailai cinder cone (Puu Palailai) in Ewa Judicial District, Oahu. The site is approx. 20 mi. west of Honolulu. The approx. 106-acre site consists of portions of TMK: 9-1-15:05, 17 and 9-1-16:09. The basic development concept of the entertainment attraction builds on the theme of Hawaii as the "Crossroads of the Pacific". The project will take both residents and visitors on a journey from Hawaii around the Pacific and Asian basin. Through representative architecture, multi-media and special-effects presentation, live stage productions, cultural exhibits and displays, ethnic foods and merchandise, the visitor will take a journey around the Pacific and Asian Basin in a 5-6 hr. stay. The facility will not contain thrill rides. Central elements of the project include the "park" site, plant nursery and a future commercial site. Major elements of the park include: international exhibitions, a lagoon system, employee/visitor parking, administration building and support/maintenance facilities. In order to develop this project, the Ewa Development Plan designations must be changed from Residential, Low Density Apartment, Medium Density Apartment and Agriculture to Commercial.

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

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT TO PERMIT ALTERNATIVE METHODS OF SEAWATER RETURN FLOW DISPOSAL AT NATURAL ENERGY LABORATORY OF HAWAII (NELH), KEAHOLE, NORTH KONA, HAWAII, NELH

Previously published March 8, 1987.

This EIS is also available for review at the Holualoa, Kailua-Kona, and Thelma Parker Memorial/Waimea Area Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Tetsudo K.K./County of Maui Planning Dept.

Previously published February 8, 1987.

This EIS is also available at the Kahului and Kihei Community Libraries.

Status: Currently being processed by the Maui County Planning Department and the County of Maui Office of the Mayor.

KAHUKU HIGH, INTERMEDIATE AND ELEMENTARY SCHOOL, KAHUKU, OAHU, Dept. of Accounting and General Services

Previously published February 8, 1987.

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

Status: Currently being processed by the Office of Environmental Quality Control.

WAIANA E III ELEMENTARY SCHOOL, WAIANA E, OAHU, Dept. of Accounting and General Services

Previously published February 23, 1987.

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

Status: Accepted by Governor Waihee on March 6, 1987.

AWAKE'E RESORT, NORTH KONA, HAWAII,  
Kahala Capital Corp./County of Hawaii  
Planning Department

NOTICE

Previously published February 23, 1987.

This EIS is also available for review at  
the Holualoa, Kailua-Kona and Thelma  
Parker Memorial/Waimea Area Libraries.

Status: Accepted by the County of  
Hawaii Planning Department on  
March 5, 1987.

MOANALUA ROAD FROM PALI MOMI ST. TO AIEA  
INTERCHANGE, AIEA, OAHU, U.S. Dept. of  
Transportation Federal Highway  
Administration, State Dept. of  
Transportation Highways Division and City  
and County of Honolulu Dept. of Public  
Works

Previously published February 8, 1987.

This EIS is also available for review at  
the Aiea Library.

Status: Accepted by Governor Waihee on  
March 5, 1987.

WAIAWA BY GENTRY, WAIAWA, CENTRAL OAHU,  
OAHU, The Gentry Companies/City and  
County of Honolulu Dept. of General  
Planning

Previously published January 23, 1987.

This EIS is also available for review at  
the Mililani and Waipahu Libraries.

Status: Accepted by the City and County  
of Honolulu Dept. of General  
Planning on March 6, 1987.

PETITION FOR DECLARATORY RULING

The Environmental Council has received  
a petition for a declaratory ruling  
from Niels Stoermer and James C. Lam  
concerning the manner and procedure of  
preparation of environmental impact  
statements (EISs) required by the City  
and County of Honolulu's Dept. of  
General Planning and followed by the  
developer applicant, Mokuleia Development  
Corp., with respect to the proposed  
resort development at Mokuleia, Oahu,  
Hawaii. The petitioners contend that  
the proposed resort is being treated as  
a phased application in violation  
of HRS §343-6 and Administrative Rules  
§11-200-7. A separate impact statement  
is being prepared for each phase and for  
each approval needed. In addition, the  
petitioners believe that the Dept. of  
General Planning and the developer  
applicant are proceeding in violation of  
the Environmental Council's Declaratory  
Ruling No. 86-1 in that a very vague and  
general approach has been taken in the  
General Plan EIS instead of addressing  
the potential impacts of the specific  
details of the proposed resort that are  
already known. The petitioners are  
requesting that the Council rule that the  
procedure being followed is in violation  
of Administrative Rules §11-200-7 and/or  
Declaratory Ruling No. 86-1 and that no  
further action or proceeding occur until  
a single EIS is prepared addressing in  
detail all anticipated impacts of the  
proposed resort as a whole. The petition  
will be reviewed at the next Council  
meeting scheduled for April 8, 1987.