



OEOC BULLETIN

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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume 5

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEOC 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.

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.

Properties/Office of Environmental Quality Control

Previously published April 8, 1988.

Contact: Mr. Bruce T. Tsuchida, Manager
Dept. of Planning and Land Development
R.M. Towill Corp.
420 Waiakamilo Rd., Suite 411
Honolulu, HI 96817-4941

Deadline: May 23, 1988

KULA WATER SYSTEM IMPROVEMENTS, KULA, MAUI, Dept. of Land & Natural Resources, Division of Water and Land Development

Previously published April 23, 1988.

Contact: Gordon Akita
Dept. of Land & Natural Resources
P.O. Box 373
Honolulu, HI 96809

Deadline: May 23, 1988

WEST HAWAII SANITARY LANDFILL, NORTH KONA, HAWAII, County of Hawaii, Dept. of Public Works

Previously published April 23, 1988.

Contact: Colette Sakoda, Senior Planner
R.M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817

Deadline: May 23, 1988

KUIULA PLANNED COMMUNITY, KUKUIULA, MAUI, Alexander & Baldwin

Deadline: May 23, 1988

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.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR A TELECOMMUNICATIONS FACILITY AT KAMEHAMEHA RIDGE, OAHU, General Telecourier, Inc./Dept. of Land & Natural Resources

The applicant proposes to construct and operate a telecommunications facility on a 30' X 50' site for a mobile paging and telecommunications system on Oahu. The project site is located atop the Koolau Range at Kamehameha Ridge in East Oahu, Hawaii (TMK: 3-9-9:1). The proposed facility will include a tower antenna and equipment storage facility. The tower will be of steel frame construction and be up to approximately 101 feet in height. The storage unit will be an 8' X 20' X 8' steel storage shipping container laid permanently in place on a concrete pad. It will be painted an earth-tone color to blend with the surrounding environment. The telecommunications antenna will be powered by electricity available from overhead lines at the site. A backup battery unit will be provided inside the container storage which will kick in automatically in the event of power outage. As an alternative, a backup system consisting of a small generator and propane tank is also being considered. Landscaping will

be provided around the facility and an 8' high chain link fence with three strands of barbed wire fixed atop will encompass the site. Access to the property will be from an existing paved road presently serving other communications and Federal/County facilities on the ridge. The proposed facility is an unmanned operation that will require periodic maintenance at least once a month. Parking for one or two vehicles will be provided along the side of the road or inside of the secured area. The proposed facility will require electrical power and possibly telephone service for its operation. Plumbing services for water and sewage collection will not be required. Installation of the proposed facility will take about three to four weeks to complete at an estimated cost of about \$20,000.

CONSTRUCTION OF SITE IMPROVEMENTS AT ONEULA BEACH PARK, EWA, OAHU, City & County of Honolulu, Dept. of Parks & Recreation

The proposed action involves construction of site improvements including clearing, grubbing, installation of irrigation system, picnic facilities, a ballfield, chain barriers and landscaping. These improvements will affect approximately eight acres of the existing 30-acre park. The total cost of these improvements is \$350,000. Oneula Beach Park is located in the Ewa District, along the South Shore of Oahu (TMK: 9-1-12:25). Existing land uses surrounding the project site are sugar cultivation, non-intensive agricultural uses, residential and vacant lands.

TO LEASE AIRSPACE PARCEL P-1, INTERSTATE HIGHWAY, FAP No. I-H1-1(39), WAIMANO TO WAI'AU, OAHU, Hawaiian Electric Company, Inc./Dept of Transportation

The applicant proposes to construct a secured paved materials and equipment storage and employee parking area. As stipulated in the Lease Agreement no highly flammable nor hazardous materials and equipment will be stored under the viaduct open storage area. The project

site, which is 3.245 acres in area, is situated under the H1 Viaduct between Kamehameha Highway and the 40-foot Navy Right-of-Way, Honolulu, Oahu, designated as FAP No. I-H1-1 (39) Parcel P1. With the construction of the storage and employee parking area under the viaduct, Hawaiian Electric Co. proposes the productive utilization of State-owned land managed by the Department of Transportation that is presently not being utilized and is void of plant life. The action proposed by Hawaiian Electric is not categorically exempt from Chapter 343, Hawaii Revised Statutes. The land is presently zoned R-5 by the City Department of Land Utilization. Hawaiian Electric Co. is securing a Conditional Use "Joint Development" Permit from the Department of Land Utilization. The subject highway project was completed on August 29, 1969 and has been in use ever since.

CHAIN LINK FENCE WITH GATES AT AIEA INTERMEDIATE SCHOOL, OAHU, Dept. of Accounting & General Services

The purpose of this project is to construct a 6-foot high chain link fence with gates along the south side of Aiea Intermediate School (TMK: 9-9-05: P1) to keep the students on campus and help deter the students from using the hillside to hide. The project will provide the school with a security fence that will help the school maintain better control of the students on campus and also help the school's maintenance crew in defining their area of work. The estimated cost of construction is \$25,000.

CONSTRUCTION OF KALIHI-PALAMA BUS FACILITY, HONOLULU, OAHU, City & County of Honolulu, Department of Transportation Services

The proposed action includes the demolition of the existing concrete batching plant and the construction of the administrative headquarters for MTL, Inc. and a storage and light maintenance facility for 250 buses. It also includes remodeling an existing two-story office

building, constructing a new two-story office building, constructing a new two-story maintenance building with maintenance offices, constructing fuel lanes, constructing a flammable storage shed, installing 12 underground storage tanks, providing 295 employee parking spaces (170 of these spaces are used by 43 buses for parking spaces during the night), and providing an additional 207 bus parking spaces. The estimated cost of planning and engineering for this facility is \$1.5 million. In addition, a total of \$17.5 million is programmed in the Fiscal Year 1987 budget to construct and equip the facility.

MILILANI-UKA ELEMENTARY SCHOOL CLASSROOM BUILDING, MILILANI, OAHU, Dept. of Accounting & General Services

The project consists of the design and construction of a two-story eight-classroom building and walkways. The reinforced concrete and masonry structure will have an area of 9,300 square feet. The estimated cost of construction is \$1,630,000. The construction will be within the existing Mililani-Uka Elementary School site (TMK: 9-4-05:47) adjacent to the Library and Building 'F'.

HAWAII

DIRECT SALE OF ACCESS EASEMENTS OVER AND ACROSS STATE LANDS SITUATE AT PIIHONUA AND KUKUAU 2nd, SOUTH HILO, HAWAII, GTE Hawaiian Telephone Co./ Dept. of Land & Natural Resources

The applicant is requesting a direct sale of two perpetual, non-exclusive utility easements for remote telephone circuit facilities consisting of approximately 100 square feet each. The remote telephone circuit facilities are necessary to upgrade telephone transmission capabilities in the service area. One of these easements will affect a vacant unencumbered 1.886 acre parcel adjacent to Waianuenue Avenue just mauka

of the First United Protestant Church of Hilo and Hilo Medical Group facilities (TMK: 2-3-27: 04). The other easement will affect a 28.668 acre parcel adjacent to Makana Loop in upper Piihonua that is in the process of being encumbered by the Hawaii Housing Authority for a state housing project (TMK: 2-5-10: 01). The remote telephone circuit network will be placed on a concrete slab and shielded by a metal outdoor housing measuring 58"L X 40"H X 28"D.

DIRECT SALE OF UTILITY EASEMENTS OVER AND ACROSS STATE LANDS SITUATE AT KUKUAU 2nd, SOUTH HILO, HAWAII, GTE Hawaiian Telephone Co./Dept. of Land & Natural Resources

The proposed action is the direct sale of a perpetual, non-exclusive utility easement for remote telephone circuit facilities consisting of approximately 9,100 square feet. The subject easement will affect a vacant and unencumbered 72.95 acre parcel of State land adjacent to Kaumana Drive, approximately 3.7 miles from Hilo in Kukuau 2nd, South Hilo, Hawaii (TMK: 2-5-06:141). An access easement over a portion of the parcel has been granted to the subdivider of an adjacent parcel through Edita Street. Edita Street also will serve as the primary access to a proposed subdivision on adjacent lands, the Pacific Plantation Subdivision. This subdivision will consist of 66 one-acre lots; 1 six-acre lot; and 9 eleven- to forty-acre lots in the first increment. The applicant is requesting the subject easement for the construction of a remote telephone circuit facility necessary to upgrade telephone transmission capabilities in the service area. The structure consists of a multiple circuit network placed on a concrete slab and shielded by a metal outdoor housing measuring 58"L X 40"H X 28"D.

MAUI

HAWAII INTERACTIVE TELEVISION SYSTEM,

HALEAKALA COMMUNICATION FACILITY, HALEAKALA, MAUI, Dept. of Accounting & General Services

The Department of Accounting and General Services proposes to construct a Hawaii Interactive Television System (HITS) remote repeater and broadcast facility on Haleakala. The facility will consist of two towers, each approximately 80' high, for several microwave dish antennae and a one-story equipment building, approximately 18' X 48'. HITS is a closed circuit television system consisting of a network of transmission sites which will link the major populations areas of the State. The system will allow educational program viewing, participation and interaction statewide by program transmission between islands and broadcasting to standard TV receivers. The project will provide the Hawaii Public Broadcasting Authority with a vital link to connect Oahu, Maui, and Hawaii with interactive television for educational programs. The project will be located on a portion on T.M.K. 2nd Div. 2-2-07:5. The proposed facility will be constructed in proximity to the Hawaii Telephone Company facilities at about 9,755 ft. level. The estimated cost of construction is \$400,000.

KAUAI

SAND MINING OPERATION AND WATERBIRD SANCTUARY DEVELOPMENT AT KAWAIELE, KAUAI Dept. of Land & Natural Resources

The Division of Forestry and Wildlife proposes to designate and operate the first 15 acre increment of a potential 30 acre commercial sand mine at Kawaele, Kauai for the purpose of creating a endangered waterbird nesting habitat. Sand will be sold to private contractors by license agreement through the Board of Land and Natural Resources and excavated to a prescribed depth below the mean water table. The exposed water area and bottom contours will be designed and finished to specifications set forth by the Division of Forestry and Wildlife to create optimal endangered waterbird

nesting habitat, including nesting islets, shallow water feeding areas, and predator resisting moats. The purpose of this project is to satisfy some of the goals of the Hawaiian Waterbirds Recovery Plan, the State Wildlife Plan, and the State Division of Forestry and Wildlife Threatened and Endangered Species Plan. The Kawaiele waterbird sanctuary development site is located 5 miles NW of Kekaha Town on State Highway 50 (TMK: 1-2-02:1).

hauling and storage company owned by SJA Partnership. The makai or seaward third of the project site will be occupied by an auto service center to be developed by March E. Taylor. In order to use the property, a 12KV electrical power and telephone line will have to be brought in from a utility pole located approximately 300 ft. south of the project site. The power line will cross a portion of state-owned land, which will require an easement.

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).

This EIS is also available for review at the Honokaa, Kailua-Kona, and Kealahou Libraries.

Deadline: June 23, 1988

SITE SELECTION FOR THE NEW KONAWAENA ELEMENTARY SCHOOL, KONA, HAWAII, Dept. of Accounting & General Services

Previously published: April 8, 1988

This EIS is also available for review at the Honokaa, Kailua-Kona, and Kealahou Libraries.

Deadline: May 23, 1988

SAND ISLAND SHORE PROTECTION, HONOLULU, OAHU, U.S. Army Corps of Engineers, Dept. of Land & Natural Resources

Previously published: April 8, 1988

Deadline: May 23, 1988

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.

ISEMOTO/SJA/TAYLOR SUBDIVISION, HONOKOHAU, NORTH KONA, HAWAII, Isemoto/SJA/Taylor Partnership/Land Use Commission

The petitioners propose to reclassify their 9.9 acre site from state conservation to urban district. The project area is located directly east of the Honokohau Small Boat Harbor adjacent to the Queen Kaahumanu Highway (TMK: 7-4-08:33). The mauka or upper third of the project site will become the construction baseyard for Isemoto Contracting Co., Ltd., a Hawaii general contractor. The middle third of the project site will become the baseyard for the Kona Transportation Co., a family-operated West Hawaii trucking,

PUNALU'U RESORT, PUNALU'U, KA'U, HAWAII, C. Brewer Properties/County of Hawaii Planning Dept.

Previously published April 8, 1988.

This EIS is also available for review at the UH-Hilo Campus, Kailua-Kona, Keaau Community School, Mountain View Community School, Pahala Community School, and Pahoa Community School Libraries.

Status: Currently being processed by the City & County of Honolulu, Dept. of Public Works

KAPOLEI KNOLLS, HONOULIULI, EWA, OAHU,
The Lusk Co./City & County of Honolulu,
Dept. of General Planning

Previously published March 23, 1988.

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

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

MAUI INTAKE SERVICE CENTER/COMMUNITY CORRECTIONAL CENTER EXPANSION AND RENOVATION, WAILUKU, MAUI, Dept. of Accounting and General Services

Previously published March 8, 1988.

This EIS is also available for review at the Maui Community College and Kahului Libraries.

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

UPPER MAKALEHA SPRINGS WATER RESOURCE DEVELOPMENT, KAPAA, KAUAI, Dept. of Land and Natural Resources, Div. of Water & Land Development

Previously published December 8, 1987.

This EIS is also available for review at the Kauai Community College and Kapaa Libraries.

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

KAPOLEI VILLAGE, EWA, OAHU, Housing Finance & Development Corp.

Previously published February 8, 1988.

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

Status: Accepted by the governor on May 4, 1988.

MAILI KAI PROPERTY, MAILI, WAIANAE, OAHU,
Kaiser Cement Corp./City & County of Honolulu, Dept. of General Planning

Status: Accepted by the City & County of Honolulu, Dept. of General Planning on May 2, 1988.

EWA GENTRY, EWA, OAHU, The Gentry Companies/City & County of Honolulu, Dept. of General Planning

Previously published April 23, 1988.

Status: Accepted by the City & County of Honolulu, Dept. of General Planning on April 29, 1988.

KAPAA REFUSE TRANSFER STATION, KAILUA, KOOLAPOKO DISTRICT, OAHU, City & County of Honolulu, Dept. of Public Works

Previously published April 8, 1988.

Status: Accepted by the City & County of Honolulu, Dept. of Land Utilization on April 27, 1988.

PROPOSED GOLF COURSE AT KUNIA, OAHU,
Nihonkai Lease Company, Ltd./City & County of Honolulu, Dept. of General Planning

Previously published April 8, 1988.

Status: Accepted by the City & County of Honolulu, Dept. of General Planning on April 21, 1988.

WAIALUA GOLF COURSE, WAIALUA, OAHU,
Oceanic Properties Inc./City & County of
Honolulu, Dept. of General Planning

reviously published April 23, 1988.

Status: Accepted by the City & County
of Honolulu, Dept. of General
Planning on April 20, 1988.

NOTICES

PETITION FOR DECLARATORY RULING

The Environmental Council has received a revised petition for declaratory ruling from Glen M. Winterbottom. The petitioner contends that the proposed Hawaiian Riviera Resort, accepted by the County of Hawaii Planning Director on February 19, 1988, is not in compliance with certain provisions of the Department of Health's Title 11, Chapter 200, Environmental Impact Statement Rules. The Environmental Council will take this issue up at their next meeting on May 18, 1988, 5:00 p.m. at the Public Utilities Commission Hearing Room at 465 South King Street.

OEOC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

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EIS PREPARATION NOTICES

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Inc. to the south. A roadway corridor comprising approx. 30 acres bisects the parcel with the property located on the northeast side of said corridor.

Contact: Mr. Clyde Murashige
County of Maui Planning Dept.
200 S. High St.
Wailuku, Maui, Hawaii 96793

COMMUNITY PLAN AMENDMENT FROM AGRICULTURE TO PROJECT DISTRICT FOR 370 ACRES, KIHEL, MAUI, Mr. Bill Hogarty/Maui Planning Commission

Deadline: June 22, 1988.

NEGATIVE DECLARATIONS

The applicant is requesting a community plan amendment to increase project No. 9 to include the property and expand the range of permitted uses. Proposed are two 18-hole golf courses, a mixed use village center and a resort lodge in addition to the original single family and multi-family dwelling units. The subject 370 acres (TMK:2-1-8-56 and 71) is part of a 670-acre parcel. The 670-acre parcel is rectangular in configuration and is bounded by pasture lands to the east, Maui Meadows rural residential subdivision to the north, the ailea resort to the west, and undeveloped lands owned by Seibu Hawaii

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.