

OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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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.

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.

The applicant proposes to construct a 1,080 sq. ft. addition to the existing vicarage on the subject property, which is located mauka of Kuhio Hwy., immediately east of the Hanalei School property (TMK:5-5-06:23). The addition will contain a kitchen, living and dining room, 2 bedrooms, and 2 bathrooms. The maximum height of the addition is 15 ft. The purpose of the addition is to provide additional office, counseling, library, and meeting room space in accordance with the needs of the Waioli Hui'ia Church.

200-UNIT MULTI-FAMILY HOUSING PROJECT (10 ACRES), HANAMAULU, KAUAI, Charles River Hawaii Development Corporation/County of Kauai Planning Dept.

The applicant proposes a 200-unit, multi-family housing project in Hanamaulu, Kauai. Development of the proposed project will result in the removal of lands currently in sugarcane cultivation. The property is bordered by the Hanamaulu Unit I, single-family

KAUAI

1,080 SQ. FT. ADDITION TO THE EXISTING VICARAGE, HANALETI, KAUAI, Waioli Hui'ia Church/County of Kauai Planning Dept.

residential subdivision to the west, a cane haul road to the north, the Lihue Plantation Company's field baseyard to the east, and Kuhio Highway with single-family residences across to the south. (TMK:3-8-02: por. 1) All utilities are available to the site since existing water and sewer lines are located along Kuhio Highway. An electrical transformer station is also situated on the property. Public recreational facilities, namely Laukona Park and Hanamaulu Park, are nearby. The project will be developed after the completion of the Ahukini-Hanamaulu bypass road (commencement date May 1989). The project development cost is estimated at \$13 million.

Of the 10 lots within this subdivision, eight already have existing residences. Relative to this site, both adjacent lots are built upon: the residence to the west is elevated to meet flood requirements and the residence to the east is older and single story and constructed on grade. The design of the house will be visually compatible with other residences in the neighborhood. A roadway to the property already exists; utilities to the site are available.

SHOP/WAREHOUSE IMPROVEMENTS AT NAWILIWILI HARBOR, NAWILIWILI, KAUAI, Dept. of Transportation Harbors Div./OEQC

The proposed project consists of expanding the existing shop/warehouse by 1,600 sq. ft., which will include a combined toilet/shower/locker room, an open workshop, and a storage space for the marine patrol boat/trailer. The sewer system for the project will be connected to the existing cesspool which is located north of the warehouse. There will be no dredging in this project.

The project will be constructed solely on land within the existing Nawiliwili Harbor boundary (TMK:3-2-04). Nawiliwili Boat Harbor is located on the southeast coast on Nawiliwili Bay, approx. one mile south of Lihue on Kauai.

"Seawall Construction"
CONSTRUCTION OF A SEAWALL, KUKUIULA, KAUAI, Stanley Butolph/County of Kauai Planning Dept.

The applicant requests the construction of a seawall along the eroded ocean front portion of the subject property. The intent of the seawall is to protect the property from wave damage. The seawall construction will consist of grouted stone designed to be inkeeping with the neighboring seawalls, measuring 128 ft. long and 6 to 7 ft. high. The seawall will be located inland of the certified shoreline.

The Kukuiula area consists mainly of single-family residential developments along the coastline. There is a seawall

The following actions are required in order to accommodate the proposed project: (1) General Plan Amendment, a change from Agriculture to Urban Residential (approx. 4-5 acres); (2) State Land Use District Boundary Amendment, a change from Agriculture to Urban (approx. 5-6 acres); and Zoning Amendment, a change from Open District (O) to General Industrial District (I-G) and Agriculture District (A) to Residential District (R-20).

CONSERVATION DISTRICT USE APPLICATION FOR SEAWALL/SINGLE-FAMILY RESIDENCE, HAENA, KAUAI, Avery H. Youn/Dept. of Land and Natural Resources

The owner proposes to construct a 195 ft. long seawall along the shoreline of the property to prevent further erosion; and a 4,140 sq. ft. residence with a 760 sq. ft. swimming pool and a koi pond of approx. 1,200 sq. ft. The proposed seawall will consist of a concrete wall faced with a heavy rock rubble front at a slight camber, with a concrete footing. The height of the eroded escarpment is approx. 9-10 ft. high. With excavation for the foundation, the total height of the wall is expected to be 12-13 ft. high; however, once the sand beach is restored, the visible face of the wall will be 8-9 ft. high. The subject property is currently vacant and unimproved. (TMK:5-9-02:34)

on the properties immediately to the west of the project site. The subject property abuts the shoreline; portions of the property is within the High Coastal Hazard Flood Zone.

AMENDMENT TO GENERAL PLAN TO DEVELOP A 68-UNIT APARTMENT PROJECT, HANAPEPE, KAUAI, West Side Housing Partners/ County of Kauai Planning Dept.

The project proposes to provide needed housing, 20% of which would be for a special economic group of people, specifically those at the lower end of the scale.

The property, located in Hanapepe (TMK:1-9-07:4), contains an area of 75,180 sq. ft. It is presently zoned Open, General Planned Open, and qualifies for one single-family dwelling. There are presently two residences on the site. The applicant proposes to amend the zoning to Residential (R-6) and General Plan to Urban Residential; then apply for a Project Development Use Permit to develop a 68-unit long term rental apartment project.

DEVELOPMENT OF 5 ACRES OF LAND INTO A RESIDENTIAL SUBDIVISION, KILAUEA, KAUAI, William D. Kirstine/County of Kauai Planning Dept.

The applicant is requesting a State Land Use Boundary Amendment (less than 15 acres in size) from Agriculture to Urban, a General Plan Amendment from Agriculture to Urban Residential, and a Zoning Amendment from Agriculture (A) to Residential District (R-6) for the purpose of developing 5 acres of land into a residential subdivision. Approx. 5 lots are proposed ranging from 5,950 to 10,244 sq. ft.

DRILL AND TEST ANAHOLA DEEPWELL NO. 3, ANAHOLA, KAUAI, County of Kauai Dept. of Water

The proposed project consists of an exploratory water deepwell for the

Department of Water, County of Kauai. The well will include a 12-inch solid casing for the upper 296 ft. and an open hole for the lower 277 ft. Should development of the well be feasible, it will provide the 100 percent stand-by of the largest pump per Kauai Board of Water Supply policy. The project is located in the Anahola District of Kauai approx. 14 miles north of Lihue. The project site is mauka of the Anahola town within agricultural areas. (TMK:4-8-03, Parcel 23)

The exploratory well will be drilled within the existing Department of Water Anahola Tank site. The tank site is approx. 1.4 acres and is completely regraded, grassed, and fenced. Ground elevation is 265 ft. at the exploratory well. Construction plans will require a bottom of well elevation of (-) 300 ft. with the upper half of the 16-inch drilled well cased with the 12-inch casing and cement grout.

Site work is not involved in this project. The well location is within the level grassed area maintained by the Department of Water. Access to the site will be via existing asphalt concrete roadways.

The well will be tested to determine yield, drawdown, recovery, and quality of water at various rates of pumping. Results of the tests will determine if the well will be developed for domestic water production.

The preliminary construction cost estimate for this project is \$300,000. Funding for this proposed project will be provided by the Board of Water Supply, County of Kauai.

OAHU

RELOCATION OF GASCO REGULATOR STATION AT PIER 38, HONOLULU HARBOR, OAHU, Gasco Inc./Dept. of Transportation Harbors Div.

The Gasco Iwilei facility is currently undergoing renovation and the existing

regulator station will have to be relocated. The configuration of the proposed regulator station consists of a pipeline valve structure completely enclosed by a chain link fence for security. The purpose of this installation will be to reduce the pressure of the Synthetic Natural Gas (SNG) as it is transported by pipeline from the Campbell Industrial Park gas plant to enter the city distribution system. The proposed regulator station will be located on Pier 38 in Honolulu Harbor.

PIER 36 IMPROVEMENTS, HONOLULU HARBOR, OAHU, Dept. of Transportation Harbors Div./OEQC

The proposed project consists of demolishing and removing an existing building and constructing a paved, lighted storage yard for the expansion of pineapple and freight barge operations. The storage area will be enclosed in a chain link fence. There will be no dredging in this project. The proposed project will be constructed solely on and within the existing Honolulu Harbor boundary.

MALAEKAHANA STATE RECREATION AREA SEWER AND WATER IMPROVEMENTS, KAHUKU, OAHU, Dept. of Land and Natural Resources Div. of Water and Land Development/OEQC

Malaekahana State Recreation Area is located on the northern windward coast of Oahu between Laie and Kahuku. Phase I of the site is bounded on the west by Kamehameha Highway, on the east by Malaekahana Bay, on the north by private residences, and on the south by Laiwai Stream. Phase I encompasses 74 acres owned by the State of Hawaii under TMK:5-6-01:14, 4, 5, 6, 7. Water to the park is provided by the Zion Securities Corporation water system, which also supplies water to the community of Laie, Brigham Young University, and the Polynesian Cultural Center. A 4-inch water line taps into the Zion water system near the Laiwai Stream Bridge and runs parallel along Kamehameha Highway.

Water service from this 4-inch line is also provided to the City and County of Honolulu's baseyard, located mauka of Malaekahana State Recreation Area. Water is then distributed to various locations within the Recreation Area.

Improvements to the water system will include the following: Approx. 750 ft. of the 4-inch water line will be replaced. The replacement of this line will reduce the occurrence of leaking and will also reduce the hydraulic pressure losses. Construction of an elevated water storage reservoir is the proposed means to ensure adequate water supply and pressure for the new toilets. Water from the park's water system will fill a 400-gallon preloader tank at the base of the tower. Booster pumps will then lift water from the preloader tank to the tower reservoir for storage. This reservoir system is nonpotable, servicing only the toilets. During periods of electrical or pump failures, a bypass around the pump and elevated tower is provided to ensure adequate water supply to the toilets.

The wastewater system improvement involves the replacement of the existing air-flush toilets with tank-type flush toilets. The tank flush system requires an adequate supply of water to operate satisfactorily. Wastewater generated from the toilets will flow to a septic tank and, ultimately, to the leaching fields for effluent disposal. Each septic tank will have two leaching fields to alternately fill and rest. Each septic tank will also be connected to three parallel seepage pits to bypass the leaching fields.

HOIST AND FISH SCALE AT HEEIA-KEA BOAT HARBOR, KANEOHE, OAHU, Dept. of Transportation Harbors Division/OEQC

The proposed project consists of installing a new hoist and weigh scale at Heeia-Kea Boat Harbor and will be constructed on land within the existing Heeia-Kea Boat Harbor boundary. This project will be used by fishermen who will be using the facility for lifting and weighing their catch.

CONSERVATION DISTRICT USE APPLICATION FOR
A FARM AND SINGLE-FAMILY RESIDENCE,
AHUIMANU, OAHU, Thomas W. & Paulette S.
Moon/Dept. of Land and Natural Resources

The applicant proposes to construct a pre-fab house from Wholesale Builders Supply. The 3-bedroom, 1 1/2 bath dwelling will sit on property that abuts Ahuimanu Road near the mauka end. The property is partially in the Resource Subzone and partially in the Protective Subzone. The proposed use is residential, which is not allowed in the Resource Subzone; thus the need for a Cдуа. However, the property is surrounded by low density residential uses and therefore consistent with the surrounding area.

SEAWALL AT 59-585 D KE IKI ROAD, PUPUKEA,
OAHU, Kenton Eldridge/City & County of
Honolulu Dept. of Land Utilization

The subject shoreline property is located east of Kulalua Point between Waimea and Sunset Beach on the North Shore of Oahu. The proposed seawall would be located mauka of the certified shoreline at 59-585 D Ke Iki Road (TMK: 5-9-03:16). The property is jointly owned by Kenton Eldridge and his wife. Tax maps show the property area as 5,890 sq. ft., but there is about another 300 sq. ft. of private property between the certified shoreline and the seaward property boundary shown in tax maps. The purpose of the proposed seawall is to protect 59-585 D Ke Iki Road from beach retreat during large winter surf. A variance is being requested pursuant to Rule 14.1 of the Shoreline Setback Rules and Regulations of the City and County of Honolulu. Unless a seawall is authorized, beach retreat will continue and eventually may undermine a concrete pad and elevated deck at the subject property.

WAIANAЕ III ELEMENTARY SCHOOL FIRST
INCREMENT, WAIANAЕ, OAHU, Dept. of
Accounting and General Services for the
Dept. of Education

The proposed project involves the

construction of the first increment of a new elementary school which will consist of two 2-story concrete and masonry, 16-classroom buildings. The work also includes site improvements, a playground, and a parking lot. The estimated cost of construction is \$3,960,000. Since the project will be constructed on State land, no land will be removed from the tax base.

SUBDIVISION FOR DIRECT SALE OF ABANDONED
RAILROAD RIGHT-OF-WAY, AIEA, OAHU, Dept.
of Land and Natural Resources

The proposed action involves subdividing the 40 ft.-wide abandoned railroad right-of-way into six separate lots that would best approximate the shape of the abutting lot upon consolidation. The neighborhood of the subject parcel (TMK:9-9-05: por. 6) is generally residential in use and the railroad right-of-way acts as a separation of the U.S. Naval Reservation property from the residential neighborhood. The specific area affected by this action is zoned Residential, R-6 by the City and County of Honolulu. The parcel is presently vacant and unencumbered. The Board of Land and Natural Resources will sell the subdivided lots to the abutting owners. The former railroad right-of-way that has long been vacant and used by others as a trash dump will become an integral part of the adjoining lots.

OAHU COMMUNITY CORRECTIONAL CENTER (OCCC)
LAUNDRY AND PROGRAM BUILDINGS, HONOLULU,
OAHU, Dept. of Accounting and General
Services/OEQC

The Dept. of Corrections' (DOC) plan is to house long-term felons at the Halawa High and Medium Security Facilities (HHSF and HMSF) and detainees and short-term felons at the Oahu Community Correction Center (OCCC). With the completion of four housing modules at the HMSF, the DOC will move all long-term felons from OCCC to HMSF.

The transfer of long-term felons to HMSF not only implements the plan to separate

inmates according to classification but it permits demolition of the existing substandard facilities and construction of replacement detention facilities.

New Laundry and Program Buildings will be constructed to replace existing facilities in Cellblocks A and B, which will be demolished. The Laundry and Program Buildings construction are being done in conjunction with the construction of a new Detention Center to replace Cellblocks A and B (TMK: 1-2-13:2). The estimated cost of construction is \$1,313,000 (Program Building, \$950,000; Laundry Building, \$363,000). Since the project will be constructed within existing property lines, no land will be removed from the tax base.

George Takeuchi/County of Maui, Maui Historic Commission

The applicant proposes to demolish all of the old guest cottage which has become a potential hazard. The structure to be demolished is located within Maui Historic District No. 2 (TMK:4-6-08:1). The structure is considered unsafe and may constitute a hazard. The subject property is located within the Special Management Area and is therefore subject to the requirements of the Special Management Area Rules and Regulations.

HAWAII

AMENDMENT TO CONSERVATION DISTRICT USE APPLICATION FOR INSTALLATION OF ADDITIONAL GENERATOR AND AUXILIARY EQUIPMENT, KEAHOLE, HAWAII, Hawaiian Electric Light Company, Inc./Dept. of Land and Natural Resources

The Keahole generating station supplies power to the Kona region on the Big Island during peak load periods or system outages. In order to meet increasing demands for power, Hawaii Electric Light Company, Inc. (HELCO) is proposing the addition of a 14 megawatt (MW) combustion turbine generator and auxiliary equipment at its existing Keahole power plant.

The Keahole power plant's CDUA was first approved in 1973 for three diesel generators, a switching station, an 80-ft. access road, and a 69 kilovolts (KV) transmission line right-of-way. When first built, the Keahole power plant contained three 2.75 MW diesel generators. In response to continued growth and increasing power demands, an amendment was approved in 1984 for two additional 2.75 MW diesel generators, and in 1987 for one additional 2.75 MW diesel generator. Thus, the Keahole generating station is currently operating with six 2.75-MW diesel generators, the sixth of which was put on-line in March 1988. Recent updated forecasts of the Big Island load requirements indicate that HELCO's power plants will have inadequate generating capacity for the projected day

REPLACEMENT OF A CARETAKER'S COTTAGE, STORAGE ROOM, AND CARPORT, KOKO HEAD, OAHU, City & County of Honolulu Dept. of Parks and Recreation/Dept. of Land and Natural Resources

The activity proposed is to relocate a dwelling and carport to replace the existing dwelling and storage/garage scheduled for demolition under the same contract. The relocated dwelling will utilize the existing electric, telephone, and water services, and the existing cesspool. The replacement of storage/garage, repair, renovation and utility hookups to the relocated dwelling will be done at a later date. (TMK: 3-9-12:1)

MAUNALUA BAY FERRY TERMINAL, HAWAII KAI, OAHU, Dept. of Transportation, Harbors Div.

The negative declaration determination that was previously published in the June 8, 1988 OEOC Bulletin is now being retracted.

MAUI

DEMOLITION OF A GUEST COTTAGE WITHIN MAUI HISTORIC DISTRICT NO. 2, LAHAINA, MAUI,

peak in early 1989 and the projected evening peak in late 1989. The proposed 14 MW combustion turbine generator will operate during peak load periods in the morning and evening in response to system demands, and in the event of a system emergency. HELCO is proposing to install a combustion turbine instead of a diesel generator because of the shorter installation time for the turbine.

The Keahole generating plant and switching station is located mauka of Keahole Airport, in North Kona on the Big Island. It is about 750 ft. mauka of the Queen Kaahumanu Highway, and adjacent to the mauka boundary of the Keahole substation. The project site consists of 14.998 acres, but the existing Keahole plant facilities occupy just 2.7 acres of the parcel. The generating plant and switching station comprise 1.7 and 1.0 acres respectively (TMK:7-3-49:36).

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.

MAUNALUA BAY FERRY TERMINAL, HAWAII KAI, OAHU, Dept. of Transportation Harbors Div.

The Harbors Division of the State Dept. of Transportation proposes to establish a ferry terminal at Maunalua Bay (TMK:3-9-07:34) and at Piers 8 and 13 in Honolulu Harbor as part of the proposed Intraisland Ferry System. The Maunalua Bay terminal will consist of an access driveway, 200-car parking lot, a passenger shelter, pier, and shoreline revetment. Offshore, the existing channels leading to the terminal facility will be deepened and widened to accommodate the ferry vessels.

The ferry service will be privately operated, with the contract awarded through a bidding process. The terms of

the contract require the ferry operator to provide commuter passenger service between Hawaii Kai and downtown Honolulu during traffic "rush hours". Other than for this commitment, the operator will be allowed to conduct commercial revenue generating service, except at the proposed Maunalua Bay Terminal.

Development of the terminal at Piers 8 and 13 in Honolulu Harbor is deemed an exempt class of action pursuant to Section 11-200-8, Administrative Rules.

Contact: Mr. David K. Higa
Dept. of Transportation
Harbors Division
79 South Nimitz Highway
Honolulu, HI 96813

Deadline: August 8, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE HILO WASTEWATER TREATMENT AND CONVEYANCE FACILITIES, HILO DISTRICT, SOUTH HILO, HAWAII, Dept. of Public Works/OEQC

Previously published June 23, 1988.

Contact: Lambert Yamashita
M&E Pacific, Inc.
Engineers & Architects
1001 Bishop St.
Honolulu, HI 96813

Deadline: July 25, 1988.

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).

itself.

The United States Coast Guard (USCG) plans to adopt portions of the Federal Highway Administration's Environmental Impact Statement for Interstate Route H-3 on the island of Oahu, Hawaii, as appropriate. The purpose of this action is to satisfy the requirements of the National Environmental Policy Act and to address a request for access, and the use of, lands under the control of the USCG.

HOTLINE INFORMATION NUMBERS

The following is a list of available toll-free, long distance telephone numbers provided by EPA:

Chemical Emergency Preparedness Program (CEPP*) Hotline

1-800-535-0202 or (202) 479-2449 in Washington, D.C. metropolitan area. Operates Monday through Friday, 8:30 a.m. to 4:30 p.m. EST. Responds to questions concerning community preparedness for chemical accidents, emergency planning and Community Right-to-Know, SARA Title II.

Safe Drinking Water Hotline

1-800-426-4791 or (202) 382-5533 for Washington metropolitan area. Operates 8:00 a.m. - 4:30 p.m. EST Monday through Friday. Responds to requests for general and technical information concerning safe drinking water.

National Pesticides Telecommunications Network Hotline

1-800-858-7378, Texas (806) 743-3091. Operates 24 hours a day, seven days a week 365 days a year. Provides information about pesticides to the medical, veterinary, and professional communities as well as the general public.

RCRA/Superfund Hotline

1-800-424-9346 or (202) 382-3000 for Washington, D.C. metropolitan area, Monday through Friday from 8:30 a.m. to

4:30 p.m. EST. Specialists answer regulatory and technical questions and provides documents on all aspects of the RCRA and Superfund programs.

Radon Information Hotline

Requests for information by the general public are handled by individual state. In the area, the numbers are: Maryland, 1-800-872-3666; Virginia 1-800-468-0138; or Washington, D.C. (202) 727-7728. All others should call the EPA Headquarters Radon Office at (202) 475-9605. Responds to requests for information on Radon issues.

Toxic Substances Control Act (TSCA) Assistance Information Service

(202) 554-1404. Provides general and technical information on TSCA regulations to the chemical industry, labor and trade organizations, environmental groups, and the general public.

Control Technology Center (CTC*) Hotline

(919) 541-0800. Operates Monday through Friday, 8:00 a.m. - 4:30 p.m. EST. Provides no-cost technical assistance to state and local pollution control agencies on air pollution control technology.

Asbestos Action Program

(202) 382-3949. Operates Monday through Friday, 8:15 a.m. to 5:00 p.m. EST. Provides general and technical information to private individuals, government agencies, and the regulated industry.

Public Information Center (PIC)

(202) 829-3535. Provides information to the general public regarding EPA's programs and activities, and offers a variety of general nontechnical materials.

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

ARMY FAMILY HOUSING NEW CONSTRUCTION AT HELEMANO MILITARY RESERVATION, CITY AND COUNTY OF HONOLULU, OAHU, Dept. of the Army

Previously published June 23, 1988.

This EIS is also available for review at the Mililani Public Library, Wahiawa Public Library, Waialua Public Library, and Hamilton Library.

Deadline: August 8, 1988

SUPPLEMENTAL EIS: AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR A VLBA ANTENNA FACILITY, HAMAKUA, HAWAII, University of Hawaii Institute for Astronomy/OEQC

Previously published June 23, 1988.

This EIS is also available for review at the Honokaa Library, Kailua-Kona Library, Keaau Community-School Library, Mountain View Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

Deadline: August 8, 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.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./County of Maui Planning Department and Mayor

The proposed action consists of the construction of two permanent cul-de-sacs, at the north and south ends of the Makena-Keoneio road parcel, planned for closure comprised of an

asphalt turn around surface and concrete curbs, along with the provision of thirty paved and marked parking stalls on a portion of TMK: 2-1-05:84 south of the south cul-de-sac.

Existing roadways between Honoiki Street and the north cul-de-sac and the south cul-de-sac to Makena Alanui will be widened and improved to Maui County Subdivision access road standards. The Honoiki Street to north cul-de-sac section will include approx. 2,110 ft. of roadway and 800 ft. of concrete sidewalk, while the south cul-de-sac to Makena Alanui section will involve approx. 1,190 ft. of road and 280 ft. of concrete sidewalk.

Between these cul-de-sacs, for a length of 1,100 ft., a 20-ft. stone-paved walkway is proposed to lie within the boundaries of the existing Makena-Keoneoio Road. A low lava rubble wall will define the boundary of the walkway on either side. The walkway area will be regraded in order to promote positive water drainage and to mitigate current ponding in the north area.

A mauka-makai walkway will be located between the hotel and the shoreline. The concrete walk will be approx. 5 ft. wide, and is intended to control pedestrian traffic over the sand dune and to help prevent erosion of the dune. A beach activities shelter will also be located along the walkway. A public beach access near the south cul-de-sac will include a public comfort station, shower, picnic tables, and trash receptacles. (TMKs: 2-1-05:84 and 86; 2-1-06:56, 57, and 59; 2-1-06: Lot 1-B)

The original purpose of the proposed action is to terminate a portion of the Makena-Keoneoio Road between the two proposed cul-de-sacs. That segment of the road is presently privately owned by the landowner adjoining both sides of said road. The closure of the road would provide the landowner contiguity of property and the Maui Prince Hotel direct physical and visual access to the shoreline.

This EIS is also available for review at the the Makawao Library and the Wailuku Library.

Currently being processed by the County of Maui Planning Department.

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR HONOULIULI WASTEWATER TREATMENT PLANT, UNIT 2, HONOULIULI, OAHU, City & County of Honolulu Dept. of Public Works/City & County of Honolulu Dept. of Land Utilization

The proposed action involves the expansion of the treatment capacity of the existing Honouliuli wastewater treatment plant (WWTP) from 25 million gallons per day (mgd) to 51 mgd, the Unit 2 master plan capacity. The expansion will be constructed under one or more increments, with the initial increment scheduled on or about the 1990 Fiscal Year of the current Capital Improvement Program (CIP) of the City and County.

The plant will continue to provide primary treatment under the provisions of Section 301(h) of the Clean Water Act of 1977. Unit 1 of the existing plant was designed on the basis of a secondary treatment facility in accordance with Section 301(a)(1)(B) of the Federal Water Pollution Control Amendments of 1972. However, construction of the secondary treatment facilities was held in abeyance when the plant was found to be a qualified candidate for a 301(h) permit by EPA.

The present discharge of 21+ mgd meets applicable ambient water quality standards for West Mamala Bay, according to a vigorous monitoring program which was started prior to the initial discharge date in 1981-82.

The 301(h) permit is for a period of five years. If the conditions of the permit cannot be met or corrected when renewal of the permit is due, the City and County will be forced to construct secondary treatment facilities. Part of the plant site is reserved for this purpose.

The first phase of Unit 2 has been designed to serve the wastewater disposal needs from a projected resident population of 269,400 by the year 2005 based on DBED "M-F" areas. In addition to the resident population which includes military facilities as well as their dependents, a visitor population of about 10,000 will be served. Total projected flows for the defacto population is 38 mgd. If the plant is expanded to 51 mgd, the ultimate average daily design flow of the facility, it could accelerate developments and increase population in the tributary areas of the plant. The only additional process units, which will be added, are standby units to provide adequate redundancy in the event of outages due to routine maintenance or emergency repairs.

This EIS is also available for review at the Ewa Beach P & S Library, Waipahu Library, and Aiea Library.

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

NOTICES

UNITED STATES COAST GUARD PLANS TO ADOPT FEDERAL HIGHWAY ADMINISTRATION'S EIS FOR INTERSTATE ROUTE H-3

The United States Coast Guard (USCG) has received a request from the Hawaii Department of Transportation for access across certain property in the Haiku Valley on the island of Oahu, which is owned by the USCG in fee, and in which the USCG has an easement interest or which is otherwise under the jurisdiction of the USCG. The purpose of the request is to provide for the construction of an access and construction road, and ultimately portions of the H-3 highway project itself. The request is specifically for a grant of right-of-entry where the subject property needed for the access road will require only a temporary easement. The adoption action also encompasses the granting of a permanent easement for the H-3 facility

OEOC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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DIRECTOR

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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.

NEGATIVE DECLARATIONS

Budget & Finance, Telecommunications
Div./Dept. of Land & Natural Resources

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.

The work involved will include:

(a) Strengthening the existing antenna tower. The existing tower will be strengthened to accommodate the installation of the video microwave antennae that was previously approved by the Land Board. The strengthening of the tower is also required to withstand 100 mph wind loads.

(b) Construction of an adjoining 150-sq.-ft. equipment building and backup power generator enclosure plus the installation of an LPG fuel tank.

This amendment proposes to correct the size of the existing State of Hawaii site located within the Puu Ualakaa Park, Tantalus (Round Top), Oahu (TMK 2-5-19: por 3) from 200 sq. ft. to 792 sq. ft. and provides for the expansion of the existing equipment building to enable the State of Hawaii to complete an interactive video microwave transmission

OAHU

CONSERVATION DISTRICT USE APPLICATION
AMENDMENT FOR MODIFICATION OF AN EXISTING
TELECOMMUNICATIONS FACILITY AND
SUBDIVISION, TANTALUS, OAHU, Dept. of

system to and from the neighbor islands. The proposed expansion of the Round Top facilities is being undertaken to implement the Hawaii Interactive Television System (HITS), a priority telecommunications project of the State. The project, when fully implemented, would enable the Hawaii Public Broadcasting Authority (HPBA) and the University of Hawaii to transmit educational programs and college credit courses between Oahu and the neighbor islands.

Halawa Shopping Center, Amend. to Neg Dec.
AMENDMENT TO NEGATIVE DECLARATION FOR PROPOSED HALAWA CENTER, Halawa Associates, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant was required to undertake further study of traffic and air quality impacts of the proposed development. As a result, the applicant has produced an "Addendum" to the previous Environmental Assessment; the Negative Declaration issued on January 14, 1988 (published in the January 23, 1988 Bulletin) has thereby been amended.

CONSERVATION DISTRICT USE APPLICATION FOR INSTALLATION OF A 20-INCH WATER MAIN ALONG KAMEHAMEHA HIGHWAY AT KALUANUI STREAM, HAUULA, OAHU, City & County of Honolulu Board of Water Supply/Dept. of Land and Natural Resources

About 6,500 ft. of 20-inch transmission main is proposed to be installed along Kamehameha Highway from Haleaha Road in Punaluu to Sacred Falls Trail Road in Hauula. The main will be buried along the seaward side of the road right-of-way and have a minimum cover of three ft. The project objective is to increase the carrying capacity of the Windward Water Distribution System to allow the assimilation of new wells being developed at Kaluanui into the existing water system. The main is being oversized to allow the assimilation of other future water sources being planned for development north of Kaluanui. (TMK 3-09:47)

WAHIAWA MIX USE HOUSING PROJECT, CALIFORNIA AVENUE, WAHIAWA, OAHU, Housing Finance & Development Corp., State of Hawaii

This project will provide low-cost rental housing for the elderly and handicapped and affordable housing for families. The project consists of 40 single-family housing units and 60 elderly housing units to be built on approximately 7.8 acres of the 17.2-acre site. A total of 40 single-family detached houses will be sold to qualified applicants. A total of 60 units will be rented to qualified applicants 62 years of age and older, with income not to exceed \$17,500 per year. One unit will be provided for the resident manager. The one-bedroom handicapped units are located on the ground floor and are designed to meet certain handicapped criteria. These units will have level access to California Avenue through the planned lobby and parking area. Twelve units will be studio units and 48 units will be one-bedroom units. The rental rate is estimated to be from a minimum of \$150 for studios and \$175 for one-bedroom units per month, up to 30% of annual gross income. The single-family units will be marketed in fee for an average price of \$97,000. In October of 1986, HFDC advertised for applicants for the single-family house/lots. A total of 184 applications were filed with HFDC which satisfies the 4:1 applicant to unit pre-sale requirement generally established for all HFDC sponsored projects.

The single family affordable housing will be funded by HFDC's Dwelling Unit Revolving Fund. The estimated construction cost is \$3,878,200. The source of funding for the 60 elderly units will be the State capital improvement funds. The estimated construction cost is \$4,000,000. Construction is planned to commence in October of 1988 with project completion expected in June of 1989.

The proposed Wahiawa Mix Use Project will be located on two parcels of land in the Wahiawa area of Central Oahu. The

parcels are owned by the Housing Finance & Development Corporation (TMK 7-4-12: parcels 10, 12). The project site is adjacent to California Avenue and about half a mile East of Kamehameha Hwy.

LAND ACQUISITION TO EXPAND KAHALUU REGIONAL PARK AND CONSTRUCTION OF SITE IMPROVEMENTS, KOOLAUPOKO, OAHU, City & County of Honolulu Dept. of Parks & Recreation

The proposed action involves (1) the acquisition of approximately 37 acres for expansion of Kahaluu Regional Park and development of said lands (bounded by Kamehameha Highway, Waihee Rd. and Ahilama Rd.) into a regional park complex, and (2) improving the existing shoreline park located makai of Kamehameha Highway. (TMK: 4-7-12: 1,5,6,12,16,18,19; 4-7-26:7; 4-7-27:9 and 21; 4-28:39, 42 and 43)

Site improvements will include earthwork, drainage, utilities, access, parking, irrigation system, comfort facilities, ball fields and play courts with night lights, security lighting, picnic facilities, landscaping, a gymnasium/recreation building complex and a swimming pool. Acquisition and development will be done on an incremental basis as funds become available.

The proposed park is intended to serve residents in the Kahaluu/Ahui-manu/Heeia/Waiahole area (primary service area) and relieve the demand for play fields in the Kaneohe area (secondary service area). The proposed action will not require relocation of individuals or families. Residents are cognizant of the City's intent to expand Kahaluu Regional Park. The costs for planning, engineering and construction have been estimated at \$7,000,000 to \$9,000,000.

Access to the park will be available off Kamehameha Hwy, via Waihee Road and Ahaolelo Road. Parking lots will be provided for both the passive park and district park areas. Street parking will also be available on Waihee Road.

MAINTENANCE FACILITIES IMPROVEMENTS, HONOULIULI WASTEWATER TREATMENT PLANT, HONOULIULI, EWA, OAHU, City & County of Honolulu Dept. of Public Works

The proposed project involves the construction of four separate facilities during FY '89 or '90 at the Honouliuli Wastewater Treatment Plant (WWTP). The four proposed facilities will be located within the WWTP site (adjacent to Barbers Point Naval Air Station; TMK: 9-1-12:26, 9-1-13:7) and consist of the following:

1. Maintenance Work Area: Construction of a 950-sq.-ft. roof structure over an existing floor slab adjacent to the existing maintenance building.
2. Lubricant Dispensing Area: Construction of roof structure approximately 758 sq. ft. with concrete foundation to store and dispense lubricants in drums; and construction of associated driveway area.
3. Ground Maintenance Facility: Construction of floor slab, associated driveway area and erection of a prefabricated metal building of 1,000 sq. ft.
4. Locker Facility: Construction of an approximately 1,020 sq. ft. locker, dressing, shower and sanitary facility, and additional parking spaces.

CONSERVATION DISTRICT USE APPLICATION TO CONSTRUCT DRIVEWAY, PARKING SLAB AND FENCE TO EXISTING RESIDENCES AT MAKIKI, OAHU, Makiki Project I and Cedric and Patricia Choi/Dept. of Land & Natural Resources

The applicants propose to construct a driveway, parking slab, and fence as an accessory use to permitted residences which have been at the site for over twenty years. (TMK: 2-5-20:07)

CONSERVATION DISTRICT USE APPLICATION TO BUILD AN EXTENSION ONTO EXISTING HOUSE,

TANTALUS, OAHU, Robert B. and Jean C. Marchant/Dept. of Land & Natural Resources

The property presently has two two-story houses of approximately 2,400 sq. ft. each. The proposed addition to House A will be approximately 1,040 sq. ft, also two levels. Included in the addition will be a wood-working shop and living space including office, bedroom, bath, and small garage. The addition will be built to fit to the contours and landscape as unobtrusively as possible.

SHORELINE PROTECTION ACT DOCUMENT:
CONSTRUCTION OF THREE INDUSTRIAL
WAREHOUSES, 94-283 PUPUOLE STREET,
WAIPAHU, OAHU, Duane J. and Barbara J. Cargill/Dept. of Land Utilization

The project involves three separate buildings on three adjoining lots. Each lot will house a two-story, high-volume warehouse with an accessory office. All three lots are entirely within the Special Management Area. No land approvals have been granted and none are required. The area is zoned I-2 which is the desired use for the properties. The site is presently cleared and is being used as a construction yard by a contractor. The new structures will be less than thirty ft. in height. (TMK 9-4-49:36)

MAUI

CONSTRUCTION OF ADDITIONAL CONTAINER YARD AT PIER 1, KAHULUI HARBOR, MAUI, Dept. of Transportation, Harbors Division/ OEQC

The project site is located between the existing Pier 1 container yard and the Pier 1 access road at the seaward side. (TMK 3-7-10:13, 27 and 15) The proposed project consists of grading and paving approximately 3 acres, installing area lights, fire protection system and painting traffic lanes and container stalls. The pavement structure will consist of the existing coral subbase, aggregate base course and asphalt concrete pavement. The lighting system

will consist of pole-mounted floodlights to provide an average maintained illumination level of five footcandles. Preliminary drainage studies indicate that the area can be surface drained to follow the existing drainage pattern of the existing partially improved area.

LANAI

CONSERVATION DISTRICT USE APPLICATION FOR A TELECOMMUNICATION FACILITY AT PUA KILEA, LANAI, GTE Hawaiian Telephone, Inc./Dept. of Land & Natural Resources

The proposed facility will consist of a 100-foot tall, self-supported tower on which two grid antennae, each 10 ft. in diameter, will be mounted. A 352-sq.-ft. concrete masonry unit equipment building housing telecommunication equipment and an emergency generator will be constructed adjacent to the tower. A diesel fuel tank with a capacity of 550 gallons will be buried on-site to supply the emergency generator. The tower and the equipment building will be secured by fencing and a locked gate.

A dirt access driveway will be constructed from the existing road to the site on a road easement. Electrical power will be supplied to the facility via a new line from the existing power line approximately 600 ft. away. The line will lie within a new utility easement to be established from the existing power line to the proposed facility. A new fiber optic cable will be installed in the electrical power corridor and along the new utility easement from HawTel's central office in Lanai City to the facility. There will be no water or sewer connections to the facility. Drainage on the site will be directed as required to natural drainage courses.

Construction of the facility will involve grading and grubbing followed by construction of the antenna facility. Only one or two ironwood trees with a trunk diameter exceeding 12 inches will be removed.

When it becomes operational, the proposed antenna facility will provide a new over-water microwave radio link to another antenna facility at Kualapuu, Molokai. The new link will be the second for Lanai into HawTel's statewide telephone system and will insure against communication isolation in the event of a communication outage. Moreover, the antenna facility will accommodate replacement of Lanai's outmoded step-by-step switching system, which is operating at near full capacity. The planned digital switching system will improve overall telephone service on the island. It will also provide Lanai with the opportunity to accommodate economic activities relying on telecommunications requiring high quality digital transmission. (TMK: 4-9-02:01)

The commencement date for the proposed project would be April 1989 and the completion date, August 1989 for the antenna facility and December 31, 1989 for the microwave system.

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.

MAUNALUA BAY FERRY TERMINAL, HAWAII KAI, OAHU, Dept. of Transportation Harbors Div.

Previously published July 8, 1988.

Contact: Mr. David K. Higa
Dept. of Transportation
Harbors Division
79 South Nimitz Highway
Honolulu, HI 96813

Deadline: August 8, 1988.

ENVIRONMENTAL IMPACT STATEMENTS

As 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 should be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

MAUI WAILEA 670, WAILEA, MAUI, GCR/VMS Maui 670, VMS Realty Partners/County of Maui Planning Dept.

The Maui Wailea 670 property, comprised of approximately 670 acres, is located on the lower slopes of Haleakala volcano on east Maui and is adjacent to the existing Wailea resort to the west, Seibu Makena resort to the south, Ulupalakua Ranch to the east and Maui Meadows subdivision and Kihei to the north. (TMK 2-1-08:56 and 71) The site is bisected by property reserved for the planned extension of the state's Piilani Highway, a major transportation corridor that is planned to connect to the upcounty/Kula region. The property is owned in fee by GCR/VMS MAUI 670.

The proposed Maui 670 is an extension of the Wailea-Makena resort community and is comprised of two 18-hole golf courses. It is planned as a focal point for community activities in a mixed-use village center and resort lodge accommodations to complement the luxury hotel accommodations of Wailea and Makena. The primary activities/services to be planned within the mixed-use village is a commercial and eatery center resort lodge visitor accommodations, visitor information center, and other facilities such as arts and crafts center and theaters. A church will also be located within the village. The village

center will be located within the makai 300 acres of the project and will be in close proximity to the golf clubhouse and tennis center. Planned for the balance of the makai area are an 18-hole golf course, resort lodges (low-rise accommodations), and various single-family and multifamily residential uses. The mauka portion of the project area, approximately 370 acres, would be developed at lower residential densities and provide for an 18-hole golf course and golf-oriented resort lodging facilities as a focal point.

Total development costs have been estimated to approximately \$700 million in 1988 dollars.

Contact: Mr. Clyde Murashige
County of Maui Planning Dept.
200 South High Street
Wailuku, Maui 96793

This EIS is also available for review at the Kahului Library, Lahaina Library, and Makawao Library.

Deadline: September 6, 1988.

NEW HILO JUDICIARY COMPLEX, HILO, HAWAII,
Dept. of Accounting and General Services

A new Judiciary Complex is proposed in Hilo to serve the East Hawaii, composed of the Puna, Kau, North Hilo, South Hilo, and Hamakua districts. The proposed facility will add several new courtrooms as follows: District, 3; Family, 1; and Circuit, 4. The present Judiciary facilities in the State Office Building would be converted to office space for use by other State agencies. Office space currently being leased by the State may be terminated as Judiciary operations are consolidated. Five candidate sites has been identified as follows: adjacent to Hoolulu Park (Site A, TMK 2-2-33:11, 12, 13, 14, 19, and 20); State Office Building (Site B, TMK 2-2-13: pors. 3 & 18 and 2-2-14: por. 72); adjacent to Hilo Bowling Lane (Site C, TMK 2-2-09:1, 54, 55, 56 and 62); Old Riverside School (Site D, TMK 2-3-15: por. 1); and

Komohana Street (Site E, TMK 2-3-44: por. 9).

Contact: Mr. Cedric Takamoto
Dept. of Accounting and General Services
1151 Punchbowl Street
Honolulu, HI 96813

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

Deadline: September 6, 1988.

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

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./County of Maui Planning Department and Mayor

This EIS is also available for review at the the Makawao Library and the Wailuku Library.

Currently being processed by the County of Maui Planning Department. (The 30-day period for review has been extended for an additional 15 days until August 8, 1988.)

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR HONOULIULI WASTEWATER TREATMENT PLANT, UNIT 2, HONOULIULI, OAHU, City & County of Honolulu Dept. of Public Works/City & County of Honolulu Dept. of Land Utilization

This EIS is also available for review at the Ewa Beach P & S Library, Waipahu Library, and Aiea Library.

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

NOTICES

HAWAII ENVIRONMENTAL RESOURCES 1988
DIRECTORY

PERIMETER FENCING BELLOWS AIR FORCE
STATION, OAHU

Finding of No Significant Impact

The U.S. Air Force is planning to install a security fence along the perimeter of the existing Air Communications Transmitter (AIRCOM) facilities and antenna farm at Bellows Air Force Station (AFS). Bellows AFS is exposed to the dangers of unauthorized entry into controlled areas. The perimeter fencing around the AIRCOM facilities and antenna farm is required to assure protection from encroachment, guard against unauthorized access and enhance antiterrorism efforts.

With the sponsorship of the Department of Health and the Environmental Council and with the cooperation of the Conservation Council of Hawaii and the Environmental Legislative Network, OEQC has compiled Hawaii Environmental Resources 1988 Directory, a revision of the directory produced in 1982 by the Environmental Committee of the Honolulu-Pacific Federal Executive Board. The Directory is designed to help users with specific environmental concerns find the government agencies or private organizations that can provide the information they need. Copies may be obtained by writing to:

Office of Environmental Quality
Control
465 South King Street, Rm 104
Honolulu, HI 96813