

# OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



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GOVERNOR

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## 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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### 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.

Crash Fire Rescue Station No. 2 is part of the Honolulu International Airport. The station is located at the end of Lagoon Drive near Runway 8R-26L (the reef runway). Constructed in the 1970's, this station provides crash, fire, and rescue support along the south and southeast portion of Honolulu International Airport. (TMK: 1-1-03:01)

The proposed pier will be located adjacent to the existing boat ramp in Ke'ehi Lagoon. The existing boat ramp will remain and will be used as a maintenance ramp should the rescue boat require major repairs or maintenance. The pier will consist of a reinforced concrete deck supported on concrete piles. The pier will not be accessible to the public. A gate will be located near the shoreline to secure the pier from the public.

OAHU

The proposed boat house will be located at the end of the pier and house the rescue boat. The boat house will be of masonry block construction and be supported on concrete piles. The boat house will include a hoisting system to

PROPOSED IMPROVEMENTS FOR CRASH FIRE RESCUE STATION #2, Department of Transportation Airports Division/Department of Land and Natural Resources

keep the rescue boat out of the water. Electricity will be provided for the boat house and the pier for night lighting and an intrusion detection system.

The pier and boat house will be protected with a debris barrier consisting of a noncorrosive type of grating installed on the windward side of the pier and boat house.

All utilities are present at the project site. Drainage of the site is by surface runoff into Ke'ehi Lagoon and also by the airport drainage system. Other utilities, sewer, water, electricity, telephone are available at the nearby Station No. 2. Access to the station is via Lagoon Drive.

WAIOMAO ROAD DRAIN PIPE EXTENSION PROJECT, PALOLO, City and County of Honolulu Department of Public Works

The proposed project involves the construction of approximately 100 lineal feet of 30-inch diameter corrugated metal pipe (SCMP), one special manhole, and one drain outlet.

This work is intended to alleviate the erosion problem at an existing drain outlet at a residential lot (TMK: 3-04-16:37) during periods of heavy rainfall. This project should take approximately two months to construct and cost about \$90,000. Funds will be used from the City's operating budget.

KAHUKU ELEMENTARY SCHOOL TWELVE CLASSROOMS, BUILDINGS E AND F, Department of Accounting and General Services for the Department of Education

The proposed project involves the construction of two 2-story 6-classroom concrete and masonry buildings, an elevator, connecting driveway, and utilities. The estimated cost of construction is \$2.7 million. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. (TMK:5-6-06:11; 5-6-09:port of parcel 134, 135-146 inclusive)

SHORE PROTECTION AT MAKAHA, City and County of Honolulu Department of Land Utilization

The proposed seawall will extend across the entire parcel shorefront, a distance of about 70 feet, starting from the corner of the existing seawall on the north side, then along a straight line towards the corner of the existing seawall on the south side (approximately following the certified shoreline). The seawall then transitions to a retaining wall that follows along the southern property line to the front of the lot for a distance of about 165 feet. The seawall will stand about 8 feet high above the existing limestone platform, with the top of the wall consistent with the adjacent existing seawalls at approximately +15 feet elevation. The seawall will be backfilled to restore the eroded property to the grade consistent with the existing backshore elevations.

The seawall will be constructed of rock set with cement mortar, and reinforced with steel rebars. In addition to reinforcing the wall itself, the rebar will key the wall into the hard limestone foundation to prevent lateral movement.

CONSTRUCTION OF MAINTENANCE ACCESS RAMPS FOR VARIOUS STREAMS, City and County of Honolulu Department of Public Works

The proposed project involves the construction of maintenance ramps for five improved streams on Oahu. Access ramps into the stream from the embankment are proposed for the Waimalu, Palolo, Maunawili, and Kaneohe streams. Maintenance ramps at velocity drops to provide in-stream access are proposed for the Palolo, Nuuanu, Maunawili, and Kaneohe streams.

The project locations are as follows:

Waimalu Stream: Access Ramp, 9-8-60:14, Pearl City, Apartment Zone

Kaneohe Stream: Access Ramp, 4-5-72:75, Kaneohe, Residential Zone

Palolo Stream: Ramps at Velocity Drops,  
3-3-38:96, Honolulu, Residential Zone

Nuuanu Stream: Ramps at Velocity Drops,  
2-2-33:74, 2-2-32:84, Honolulu,  
Residential Zone

Palolo Stream: Access Ramp, 3-4-07:10,  
Honolulu, Residential Zone

Maunawili Stream: Access Ramp, 4-2-67:28,  
Kailua, Residential Zone

Maunawili Stream: Ramps at Velocity  
Drops, 4-2-67, Kailua, Residential  
Zone

Kaneohe Stream, Ramps at Velocity  
Drops, 4-5-72:74, Kaneohe,  
Residential Zone

All site locations are under the jurisdiction of the City and County of Honolulu. All of the streams involved are perennial streams.

Three types of maintenance ramps are proposed. Type I ramps provide access into the stream. The embankment of the existing streams are excavated and concrete retaining walls and ramp slabs are constructed. The maximum slope of the ramp slabs is 12%. Types IA and IB are for construction in areas of trapezoidal or rectangular channel cross-sections, respectively.

Type II ramps provide in-stream access. These ramps are to be constructed by removal of portions of the existing velocity drops and the subsequent construction of retaining walls and ramp slabs.

Operating funds from the Division of Road Maintenance, City and County of Honolulu, will be utilized for construction of the projects. The projects will not require the displacement or relocation of any persons.

GLEN AVENUE-UUKU STREET RELIEF DRAIN PROJECT, WAHIAWA, City and County of Honolulu Department of Public Works

The proposed project involves the construction of storm drain improvements at the intersection of Eames and Uuku streets and on Glen Avenue in upper Wahiaawa. The improvements are planned to increase collection and disposal of storm runoff accumulated and transported by the existing streets which presently overtop curbs and flood adjoining yards and homes. The proposed improvements include construction of new catchbasins in the existing streets with new underground drainpipe systems to discharge the collected runoff to existing nearby drainageways. The proposed new improvements are to be located on existing City and County property and within proposed storm drainage easements. (TMKs: 7-1-02:4, 7-5-06:8)

**KAUAI**

CONSERVATION DISTRICT USE APPLICATION: SINGLE FAMILY RESIDENCE, Walton D. Y. Hong/Department of Land and Natural Resources

The subject property is presently owned by the American Trust Co. of Hawaii, Inc., as trustee under a land trust. Current beneficiaries of the land trust are Nan Guslander (individually and as custodian for her minor child), Diane Guslander Faye (individually and as custodian for her minor children), and Lyle Whitmore Preston.

The applicant proposes to construct a single family residence with attached garage and storage, and clear the lot to permit the proposed construction and to provide selected view corridors from the residence. The parcel is situated at Haena, Island and County of Kauai. The land is in close proximity to, although not on, the shoreline, and contains an area of 21,416+ square feet. It was shown on the Haena Hui Partition as Exclusion No. 1, and is more particularly identified as Kauai Tax Map Key: 5-9-02-51.

MAUI

CONSERVATION DISTRICT USE APPLICATION:  
ACCESSORY BUILDING AND EQUIPMENT, U.S.  
Army Corps of Engineers/Department of  
Land and Natural Resources

The U.S. Air Force BOLT experiment is a short-term (approximately 6 weeks) technical experiment designed to evaluate the performance of systems on-board a satellite in a geo-synchronous orbit. The satellite is currently positioned over the western Pacific. Ground facilities required to support BOLT include a transmitting station, or laser source system (LSS), which would include a laser source, laser and beam-control equipment, and a beam director. Because BOLT requires satellite-tracking capabilities and the experiment is short-term, it is necessary that the LSS be located in close proximity to a facility where satellite-tracking capabilities already exist. BOLT would thus require only minor additions to an existing facility.

The proposed action is the placement of the BOLT laser system at the U.S. Air Force Maui Optical Station (AMOS) facility, Maui, Hawaii. This action would require the construction of a utility building at AMOS and the shipment and installation of a complete laser system and experiment-specific support equipment. Pointing and tracking would be accomplished with the beam director and tracking facility currently operational at AMOS. Only fixed laser and beam transfer optics would be required. At the end of the BOLT experiment, the laser and experiment-specific equipment would be removed from AMOS. The utility building would remain. (TMK 2-2-07: 8)

MAUI WAENA INTERMEDIATE SCHOOL INDUSTRIAL  
AND AGRICULTURAL ARTS BUILDING AND  
9-CLASSROOM BUILDING D, KAHULUI,  
Department of Accounting and General  
Services for the Department of Education

This project involves: the construction

of a 1-story industrial and agricultural arts building and a 2-story, 9-classroom concrete and masonry building; the grading of the remaining school campus; and the extension of the roads and installation of connecting utilities. The estimated cost of construction is \$5,550,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. (TMK: 3-8-07:port of parcel 2)

CONSERVATION DISTRICT USE APPLICATION:  
HONOLUA WATERSHED PROJECT, DEVELOPMENT OF  
A CONCRETE-LINED CHANNEL AND CULVERT,  
LAHAINA, County of Maui Department of  
Public Works/Department of Land and  
Natural Resources

This project involves the development of a concrete-lined channel and culvert for the Mahinahina phase of the Honolua Watershed Project, for which a final environmental impact statement was accepted April 23, 1976. The Conservation District use portion of this project entails only the outlet of the channel. The site is currently a natural stream drainage to the sea. The area under consideration is approximately 90 square feet (18' x 5').

LAHAINA CHILDREN'S PLAYGROUND, LAHAINA,  
County of Maui Department of Parks and  
Recreation

The site is currently the armory park and slopes up from the ocean to Front Street. The highest elevation is approximately six feet above sea level. There now exists on the site one quonset hut, a concrete slab on grade 100' x 70', about half of which is roofed. The supports for the roof are wood posts. There is also a concrete masonry structure 14' x 20' in size. Asphalt paving for parking and driveways totals about 21,000 square feet. Also there is a large play structure in disrepair and a 20' x 40 stone walled platform 24" high and miscellaneous wooden benches and planters.

The applicant proposes to demolish the

existing structures and pave areas and develop a children's park that is to provide specifically a place for the small child to play. Play spaces and play equipment will be sized to accommodate children from tots to 10 or 12 years of age. The park is composed of a series of intimate play spaces within close proximity to each other while also offering a continuous stream of activities. Included in the project are drinking fountains, benches, lighting, signage and trash receptacles. A small parking lot with space for six cars, trash dumpster and bicycle rack are provided. Additional parking is the parking lot across Front Street. (TMK:4-6-02:10)

CONSERVATION DISTRICT USE APPLICATION:  
AHOA (BELL STONE) CRITICAL AREA TREATMENT MEASURE, County of Maui Department of Public Works/Department of Land and Natural Resources

The Ahoa Bell Stone Critical Area Treatment Measure is a federally assisted action authorized for planning under Sections 1528-1538 of the Agriculture Act of 1981 (Public Law 97-98). The purpose of this measure plan is to stabilize erosion on critically eroding land in the Ahoa Bell Stone drainage above Kahekili Highway and improve the quality of coastal waters by reducing the amount of sediment being discharged into the ocean adjacent to the Kahakuloa Estuary System.

If critical area treatment measures are not implemented, the sedimentation will continue to cause public hazard and inconvenience. Periodic closures of Kahekili Highway are caused by deposited sediment. The ocean adjacent to the Kahakuloa Estuary will continue to be the repository for sediment discharged from the Ahoa Bell Stone drainage area.

HAWAII

SINGLE FAMILY DWELLINGS, SOUTH KONA, Ms.  
Nancy Galt/Hawaii County Planning Department

The applicant proposes to construct two single family dwellings (the second as an ohana dwelling) on a 21,284-square-foot residential lot. The subject parcel is located near the south end of Kealakekua Bay in Kahauloa 1, South Kona, Hawaii, TMK: 8-2-06:29. The parcel is located within the Kealakekua Bay Historic District (site 10-47-7000), which is listed in the National Register of Historic Places.

The applicant is presently requesting a Special Management Area Use Permit to allow the construction of two post or pole mounted dwellings on a vacant 21,284-square-foot residential lot lying within the Kealakekua Bay Historic District. The second, smaller dwelling will be an ohana dwelling. Wastewater disposal is proposed to be via cesspool. On-site parking requirements will be met by a two-car garage according to submitted plans.

DIRECT SALE OF ROADWAY REMNANTS, SOUTH KOHALA, Kalopi Farms/Department of Land and Natural Resources Division of Land Management

The roadway remnant of the Old Kohala Mountain Road has been abandoned for twenty years. The applicant proposes to consolidate the roadway remnant with the three existing abutting parcels. The subject area (roadway remnant) is situated along the Kohala Mountain Road, South Kohala, abutting parcels identified by TMKs 6-1-01:17, 6-1-01:06, 6-1-01:14.

CONSTRUCTION OF IMPROVEMENTS AT THE HAWAII NANILOA HOTEL, HILO, Hawaii Naniloa Hotel/Department of Land and Natural Resources

The applicant proposes to make certain improvements to the hotel complex which is situated on lands leased from the State of Hawaii under General Lease Nos. 2480, 2481, 2610, 3268, and S-4253, and from the Bender Estate.

The hotel property is made up of two parcels of land. The parcel where the

REGISTER OF SHORELINE PROTECTION ACT  
DOCUMENTS

existing hotel buildings are located is comprised of six lots leased from the State of Hawaii. The parcel within which the proposed swimming pool will be located is leased from the Bender Estate.

Several repair, renovation, and refurbishing projects will be accomplished in phases in order to avoid a complete shut down of the hotel during construction. General repairs will include the replacement of roof covering on all buildings, painting of the exterior walls of the buildings, and upgrading of the air conditioning system to improve efficiency. Renovation and refurbishing work will involve all guest rooms; corridors, registration, lobby, and shop areas; Sandalwood Room; and Polynesian Room. Renovation work will also include the creation of two new restaurants, a karaoke bar, and a health spa. Fire sprinklers will be installed in all areas to improve fire protection. (TMK: 2-1-05:16)

USE OF GOVERNMENT LANDS FOR TEMPORARY PARKING PURPOSES AT KAILUA VILLAGE, NORTH KONA, Clyde and Reba Coatney/Department of Land and Natural Resources

The applicants are proposing the use of a 1,794-square-foot parcel of State land situated in Kailua Village, North Kona, designated by TMK: (3) 7-5-06:34 under a revocable permit, for temporary parking purposes. The applicants intend to use this area to provide temporary parking spaces for mail and other vendor deliveries to service their commercial office building, the Bougainvillea Plaza, situated immediately across from the subject State parcel on Likana Lane. Applicants' plans include the construction of a retaining wall on the southeasterly or makai boundary of the property, filling and grading the property, paving and striping driveway and parking areas.

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

CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON A PARCEL THAT CONTAINS ONE EXISTING TWO-FAMILY DWELLING, WAIALUA, Mr. Marco Kaldi/Department of Land Utilization

The proposed project is located in Waialua, 68-025 Au Street. The area is 15,431 square feet (TMK:6-8-11:04). Currently there is a two-family, two-bedroom, one-bath-each, detached residence on the property. The applicant proposes to construct one single-family four-bedroom, two-bath, detached residence. The addition of the single family residence will provide three family units on the property. The proposed residence has a floor area of 1,422 square feet. The proposed unit is to be constructed of structural steel wall structural members, cement plastered walls and steel joist ceiling, on a concrete floor slab. The proposed unit is a single-story structure. The estimated construction cost for the single family residence is \$70,000. There is no site development cost because the lot is level. There is no relationship to the subject lot and the shoreline setback area. The lot is level in width, with a one-foot rise in the 150-foot length, toward the south direction.

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**EIS PREPARATION NOTICES**

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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.

**BARBERS POINT COGENERATION PROJECT, AES**  
Barbers Point, Inc./Department of  
Transportation Harbors Division

The applicant is proposing to develop, construct, own, and operate a 146 (net) megawatt (MW) coal-fired cogeneration facility. Cogeneration is the simultaneous production of electrical and thermal (steam) energies. The electrical energy produced by the facility will be sold to Hawaiian Electric Company (HECO), and process steam will be sold to the Chevron Hawaiian Refinery owned by Chevron USA, Inc. The facility will utilize an environmentally advanced coal burning technology known as circulating fluidized bed (CFB) combustion.

The plant will be located on a 28-acre site, and the material handling facilities will be on approximately 6 acres in the Campbell Industrial Park (CIP), Ewa District, Oahu. Fuel and limestone for the project will be imported from off-island sources. The coal and limestone will be delivered to the Barbers Point Deep Draft Harbor and unloaded and transported via covered conveyor to the plant site located approximately 1.5 miles to the south of the harbor.

The 146 MW unit will begin commercial operation in mid-1992 in order to meet HECO's projected load growth demand through 1992.

The Barbers Point Cogeneration Project will provide low-cost electricity which will aid in diversifying the island's

fuel mix while producing electricity in an environmentally sound manner. The price of this electricity will escalate at a rate which is less than the rate of inflation. Since a majority of Oahu's existing generating units are oil-fired, this project will reduce the oil price volatility risk passed on to Oahu's rate payers.

The total capital cost estimate for the cogeneration plant is estimated to be approximately \$265 million.

Contact: Mr. Perry J. White  
Belt Collins and Associates  
680 Ala Moana Blvd. Suite 200  
Honolulu, HI 96813

Deadline: December 8, 1988.

**HAWAII FILM FACILITY EXPANSION,**  
Department of Business & Economic  
Development Film Industry Branch

The Film Industry Branch is proposing to expand an indoor filming production facility at the makai, Diamond Head corner of Kapiolani Community College, Diamond Head Campus site (KCC) on the island of Oahu. The project site is bordered by Diamond Head Road and 18th Avenue and is located within the Special Management Area and the Diamond Head Special Design District. The project site is the current location of the filming facility previously used by Hawaii 5-0 and, more recently, Magnum P.I. (TMK: 3-1-42:9, 31, and 33) It is owned by the State of Hawaii and was under a lease agreement with the University of Hawaii. The present film facility was subleased to Universal Studios and managed by the University of Hawaii for the expanded film facility. Until the lease transfer and management plan are finalized, DBED will continue to operate under a sublease agreement to manage the facility.

When the ultimate film facility is completed, it will consist of the following structures which includes some of the existing buildings: (1) three soundstages, (2) one support building,

(3) one technical building, and (4) parking.

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

Deadline: December 8, 1988.

ROYAL KUNIA, PHASE II, HOAEAE, EWA, OAHU,  
Halekua Development Corporation/  
Department of General Planning, City and  
County of Honolulu

Previously published October 23, 1988.

Contact: William E. Wanket, Inc.  
Pacific Tower, Suite 1010  
1001 Bishop Street  
Honolulu, HI 96813

Deadline: November 22, 1988

HONOLULU CORPORATION YARD, SAND ISLAND  
AND SAND ISLAND PARK EXTENSION, Building  
Department, City and County of Honolulu

Previously published October 23, 1988.

Contact: Herbert Muraoka  
Director and Building  
Superintendent  
City and County of Honolulu  
Building Department  
650 South King Street  
Honolulu, HI 96813

Deadline: November 22, 1988

SHERATON MAKAHA RESORT EXPANSION, ANA  
Hotels Hawaii, Inc./Department of General  
Planning, City and County of Honolulu

Previously published October 23, 1988.

Contact: Tyrone T. Kusao, Inc.  
1188 Bishop Street, Suite 2507  
Honolulu, HI 96813

Deadline: November 22, 1988

KOOLAULOA DEVELOPMENT PLAN AMENDMENT  
APPLICATION FOR A CHANGE FROM AGRICULTURE  
TO PRESERVATION FOR "THE COUNTRY  
COURSES," A FIVE-GOLF COURSE COMPLEX IN  
KAHUKU, OAHU, Estate of James  
Campbell/Department of General Planning

Previously published October 23, 1988.

Contact: Charles Ehrhorn  
Asset Manager  
James Campbell Estate  
828 Fort Street Mall, Suite 500  
Honolulu, HI 96813

Deadline: November 22, 1988

HYDROELECTRIC POWER PROJECT ON THE  
HONOLULU STREAM IN THE SOUTH HILO  
DISTRICT, HAWAII, Mauna Kea Power  
Company, Inc./Department of Land and  
Natural Resources

Previously published October 23, 1988.

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

Deadline: November 22, 1988

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#### DRAFT ENVIRONMENTAL IMPACT STATEMENTS

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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 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.

NEW HELICOPTER FACILITY, LIHUE AIRPORT  
COMPLEX, LIHUE, KAUAI, State Department  
of Transportation, Airports Division

The proposed project involves the replacement of 15 helicopter parking positions rented on 30-day revocable permits, 3 State Dept. of Transportation controlled helipads, and 3 refueling positions at Lihue Airport. Relocation of the helicopter facilities to the west of the old terminal area will mitigate the current helicopter operational impact on the fixed wing aircraft operations on Runway 3-21. Two helipads will be provided and designated for either arrival or departure. Hover taxiing will be confined to a defined area. The fuel farm and underground fuel dispensing system will be initiated under this project. A 3,100 sq. ft. terminal building will be provided to replace existing ticketing operations and concentrate passenger activities. The building will initially have 8 counter spaces with expansion possibilities for 4 additional spaces. Briefing areas are included to convey safety instructions and other procedures to helicopter passengers. The proposed project site is presently used by airport operators (a car rental agency and 2 helicopter sightseeing companies), sugar cane fields and as open area. The document that is being prepared will supplement the 1977 "EIS-Lihue Airport Master Plan Study."

CONTACT: Mr. Dean Nakagawa  
Airports Division  
State Dept. of Transportation  
Honolulu International Airport  
Honolulu, HI 96819

This EIS is also available at Hanapepe, Kapaa, Kolo Community-School, and Waimea libraries.

Deadline: December 23, 1988.

OAHU INTRAISLAND FERRY SYSTEM, Department  
of Transportation, Harbors Division

Previously published October 8, 1988.

Contact: Earl K. Matsukawa

Project Manager  
Wilson Okamoto & Associates  
1150 South King Street  
Honolulu, HI 96814

This EIS is also available at Hawaii Kai, Waikiki-Kapahulu, and Waipahu libraries.

Deadline: November 22, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT  
STATEMENT HILO WASTEWATER TREATMENT AND  
CONVEYANCE FACILITIES, SOUTH HILO,  
HAWAII, County of Hawaii Department of  
Public Works

Previously published October 8, 1988.

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

This EIS is also available for review at the Hilo Public Library.

Deadline: November 22, 1988.

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FINAL ENVIRONMENTAL IMPACT STATEMENTS

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

CONSTRUCTION OF 32-UNIT APARTMENT  
BUILDING AND RELATED IMPROVEMENTS,  
KAHALU'U, NORTH KONA, HAWAII, Kamaaina  
Corp./County of Hawaii Planning  
Commission through the Planning Dept.

The applicant proposes to construct a 32-unit apartment building and related improvements on a total of 32,205 sq. ft. of land (TMK: 7-8-14:90-92) situated on the Keauhou side (south) of Makole'a St. approx. 460 ft. mauka of the Ali'i Dr.-Makole'a St. intersection within the ahupua'a of Kahalu'u, North Kona,

Hawaii. The proposed development is located within the Kahalu'u Historic District (Site No. 10-37-4150), which is on the National Register of Historic Places. The 3-story building with a basement will consist of approx. 27,500 sq. ft. of living area as follows: 24 two-bedroom (900 sq. ft.) units, 6 one-bedroom (660 sq. ft.) units and 2 one bedroom (570 sq. ft.) units. The applicant proposes to provide a total of 40 parking stalls--28 regular and 12 compact. Some of the parking stalls will be under cover in the basement. The structure will be built to the maximum 45-ft. height limit. Landscaping is proposed along all property boundaries and would cover approx. 30 percent of the lots. Two vehicular accesses are proposed to the site from Makole'a St.

This EIS is also available for review at the Kona-Kailua and Kona-Kealahou libraries.

Previously published February 8, 1988.

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

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply

The proposed water facility improvements are within the 140 square miles delineated by the Waialua-Kahuku Water Use District in the northwest sector of Oahu. Bordering the shoreline, the district extends eastward from Kaena Point to Kaiaka Bay, then northeast past Waialua and Mea Bays, to Kahuku Point, and continues southeast to Kahuku Town. Inland, the district is bounded by the crest of the Waianae Range on the west, the Waialua-Wahiawa Judicial District boundary on the south, and the crest of the Koolau Range and Malaekahana Valley at its eastern extent. The group of projects proposed include 9 new water sources with one or more new wells with associated storage and transmission facilities, one major transmission main which is independent of source

development, and one new reservoir. The following are the proposed individual projects:

- \*Hanakaoe Well
- \*Kawaihapai Well
- \*Kawailoa Well
- \*Kawela Well
- \*Mokuleia Well I
- \*Opana Well
- \*Ukoa Wells
- \*Waialua Well II
- \*Waimea Well
- \*Mokuleia-Makaha Transmission Main and Reservoir

This EIS is also available for review at the Kahuku Community-School and Waialua libraries.

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

KEAHOLE AIRPORT EXPANSION, NORTH KONA, HAWAII, Dept. of Transportation, Airports Division, and Federal Aviation Administration

The major facilities proposed for the airfield consist of a 4,500-ft. runway extension, additional taxiways, new and larger holding bays, and widened runway shoulders. The 4,500-ft. extension will bring the ultimate length of the runway to 11,000 ft. The proposed improvements are based on the projected aviation demands and available airfield capacity through the year 2005.

The proposed extension will occur towards the north, where there is ample undeveloped land. Inclusive in the planned upgrades are additional lighting and navigational systems, strengthening of the existing airfield pavement, and alterations to the surrounding airspace.

The terminal complex is proposed to be laid out in a linear pattern which closely resembles the existing layout of major facilities. Expansion of the terminal complex, parking facilities and ground transportation extends to the north of the existing facilities. Major expansion to the south includes general

aviation facilities, heliport, fixed base operator parcels and air cargo/mail facilities.

The existing airport utilizes approx. 432 acres. An additional 212 acres will be required for the expansion of the airport, and will require a State Land Use District Amendment to reclassify the lands from "Conservation" to "Urban." A County zoning amendment is also required to change the lands from "Open" to "General Industrial."

This EIS is also available for review at the Holualoa and Kailua-Kona libraries.

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

WINDWARD OAHU REGIONAL WATER SYSTEM IMPROVEMENTS, MALAEKAHANA TO MAKAPU'U, OAHU, City and County of Honolulu Board of Water Supply

Previously published October 8, 1988.

This EIS is also available for review at the Kahuku Community-School, Kailua and Waimanalo Community-School libraries.

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

SITE SELECTION FOR THE NEW KONAWAENA ELEMENTARY SCHOOL, KONA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

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

NEW PAHOA ELEMENTARY SCHOOL, PAHOA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

This EIS is also available for review at

the Pahoa Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

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

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT: AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR A VERY LONG BASELINE ARRAY (VLBA) ANTENNA FACILITY BY THE NATIONAL RADIO ASTRONOMY OBSERVATORY AT MAUNA KEA, HAMAKUA, HAWAII, Institute of Astronomy, University of Hawaii

Previously published September 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.

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

FINDING OF NO SIGNIFICANT IMPACT

SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT: PREDATOR CONTROL MOAT, NU'UPIA PONDS WILDLIFE MANAGEMENT AREA, MARINE CORPS AIR STATION, KANEOHE BAY

The proposed project consists of two related actions within the Nu'upia Ponds Wildlife Management Area (WMA). These actions are:

1. Construction of a predator control moat around a major nesting and feeding area of the endangered Hawaiian Stilt. The moat will be approximately six feet wide at the bottom with sloping walls averaging four feet deep. The water depth is expected to average approximately 2 feet subject to a tidal fluctuation of ± 0.5 feet. The moat will extend approximately 3,800 lineal feet

and provide protection from predators to a mudflat area adjacent and to the north of Nu'upia 'Ekolu Pond, used extensively by the Hawaiian Stilt for nesting and feeding.

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2. The approximately 6,000 cubic yards of material to be dredged for the predator control moat will be retained by the USMC at a designated stockpile area outside the wetland for dewatering and future use as cover material at the Station sanitary landfill.

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The purpose of the proposed project is to improve the habitat of the endangered Hawaiian Stilt and other protected waterbirds that frequent the Nu'upia Ponds WMA. The Station Fish and Wildlife Management Plan (1984), prepared by the U.S. Fish and Wildlife Service, recommends that moats be constructed as one among several management techniques employed to reduce predation and improve the habitat for these birds.

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**PROPOSED ADDITIONS TO THE DEPARTMENT OF  
PARKS AND RECREATION EXEMPTION LIST**

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Pursuant to Section 11-200-8(d), Environmental Impact Statement Rules, the following was requested to be added to the Department of Parks and Recreation's exemption list:

Under Section 11-200-8(a)(1), "operations, repairs or maintenance . . . involving negligible . . . change of use . . .", we propose that subdivision/consolidation of public park use be exempted from the preparation of an environmental assessment. Transfer of responsibility for operations, repairs and maintenance of parks will not involve change of use and have no environmental effect.

## NOTEWORTHY

### ENVIRONMENTAL ASSESSMENTS AND ENVIRONMENTAL IMPACT STATEMENTS FOR CORPS OF ENGINEERS REGULATORY PERMIT PROGRAM

#### INTRODUCTION

As a Federal agency which authorizes or permits activities or proposals which may have a significant impact on the quality of the human environment, the Corps of Engineers prepares an environmental assessment (EA) and/or an environmental impact statement (EIS) for each Department of the Army (DA) permit application as part of its public interest review process.

This requirement stems from the National Environmental Policy Act of 1969 which established the need to consider environmental factors in decision-making. For the Corps of Engineers regulatory program, the specific procedures and documentation required by the Act is found in 33 CFR Part 230, Appendix B, Environmental Operating Procedures and Documents for Regulatory Functions.

#### WHO PREPARES THE EA/EIS FOR DA PERMIT ACTIONS?

The applicant is expected to furnish, as part of a complete permit application package, appropriate information for preparation of an EA or EIS by the Corps. The applicant must provide data necessary to evaluate reasonable alternatives and to assess the impacts of the proposed project and all reasonable alternatives. The Corps is responsible for the accuracy of the information submitted by the applicant and for the conduct of an

independent evaluation. The document is prepared by the Corps, utilizing in-house staff or through contract.

#### WHEN IS THE EA PREPARED AND HOW IS IT USED IN THE PERMIT DECISION?

The EA is prepared as soon as practicable after all relevant information is available for a permit decision. This generally occurs after the end of the public notice period. It is usually a brief document (5-15 pages) and focuses on whether or not the activity to be permitted could have significant effects on the environment.

If the EA concludes that the permit proposal's impact is not significant, a Finding of No Significant Impact (FONSI) is included at the end of the EA. The combined document is then dated, signed, and placed in the permit record.

When there is a determination of significant environmental impact, preparation of an EIS is required. For major projects, this decision to prepare an EIS can be made early in the permit process or even during pre-application meetings. As with the EA, the applicant is expected to furnish appropriate information necessary for preparation of an EIS.

ONCE THE DECISION IS MADE TO PREPARE AN EIS, CAN IT BE CHANGED?

At any time during the permit process, the district engineer may decide that an EIS is no longer needed as a result of:

- (1) reevaluation of the original determination,
- (2) reduced scope of the proposal,
- (3) receipt of additional information, or
- (4) sufficient evidence in the record to support denial of the proposal.

WHAT IS THE GENERAL FORMAT FOR A PERMIT EIS?

It should be noted that for regulatory permit, the Corps action is ISSUANCE OF THE PERMIT or ISSUANCE OF THE PERMIT WITH CONDITIONS. It then follows that denial of a permit application is considered "no-action" on the part of the Corps.

The EIS format is as follows:

\* A Cover Sheet which identifies the regulatory action officer, the Corps permit action, and the authority under which the Corps is exerting its jurisdiction.

\* A Summary section which summarizes the purpose and need for the proposed action as well as its beneficial and adverse impacts.

\* Table of Contents

\* Purpose and Need for the Proposal--This section distinguishes between an applicant's purpose and need and a public purpose and need. These may be the same as for many government-sponsored projects.

Where the proposal is a private endeavor, the purpose and need must be related to overall public interest or benefit to be derived by issuance of the permit.

\* Alternatives--This section must document and include a reasonable number and range of alternatives which would satisfy the purpose and need for the action to be permitted. The EIS must address all the practicable alternatives to be considered by the decision-maker. An important distinction to make for regulatory permit actions is that the Corps takes an impartial position whether to issue or deny an application until the full public interest review is complete. Thus, at no time is a preferred alternative designated. Rather the document evaluates whether each alternative(s) is in the public interest. However, the document must objectively state the "environmentally preferred alternative."

\* Affected Environment--A description of the environmental setting, specifically the area to be affected by the activity to be permitted.

\* Environmental Consequences--A discussion of primary, secondary, cumulative, and other impacts.

\* List of Preparers

\* Public Involvement--Summary of people consulted, meetings and hearings held, etc.

\* Appendixes--Background and supporting data and studies

\* Index--Alphabetical index for easy reference to items discussed in the main text of EIS.

**WHAT ARE THE FILING REQUIREMENTS AS  
THEY RELATE TO PERMIT DECISIONS?**

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Both draft and final EIS are filed with the U.S. Environmental Protection Agency in Washington D.C. The supporting documentation for a permit decision is referred to as a Record of Decision (ROD). The ROD cannot be prepared or signed by the District Engineer until 30 days after the final EIS has been noticed in the Federal Register by EPA.

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**OVERALL HOW MUCH PROCESSING TIME IS  
ADDED TO THE USUAL DA PROCESS BY THE  
REQUIREMENTS FOR AN EIS?**

For routine, non-controversial actions, permit decisions are largely based on EA's and can be completed in 60 days. Other EA-based permit decisions requiring additional interagency coordination and resolution of concerns can extend the process from three months to a year.

When an EIS is required, a public hearing is also generally held. Overall, it is estimated that permit processing for EIS actions take a minimum of two years.

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# OEQC BULLETIN



JOHN WAIHEE  
GOVERNOR

MARVIN T. MIURA, Ph.D.  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume 5

November 23, 1988

Number 22

## 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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### 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

TELECOMMUNICATIONS FACILITY, KOKO HEAD, TMK:3-9-12:2, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on a 1,250 sq. ft. site atop Koko Head for a mobile paging and telephone communications system on Oahu. The proposed facility will include six pole antennas, four equipment storage units, generator building and propane tank. The antennas will be of wood pole and steel frame construction and be up to approximately 71 feet in height. The storage units will consist of 8' x 20' x 8' steel storage shipping containers laid permanently in place on a concrete pad. It will be painted an earth-tone color to blend with the surrounding environment.

Landscaping will be provided around the facility and an 8' high chain link fence with three barbed wire strands fixed atop will encompass the site. Access to the property will be from an existing paved road presently serving other communications facilities in the area.

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 outside of the secured area. Electrical power and possibly telephone service will be required, but plumbing services, i.e., water and sewer, will not be needed. A backup system consisting of a small generator and propane tank will be provided which will kick in automatically in the event of power outage.

Installation of the proposed facility will take about three to four weeks to complete at an estimated cost of about \$25,000.

TELECOMMUNICATIONS FACILITY, PALIKEA RIDGE, TMK:9-2-05:13, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on a 1,200 sq. ft. site atop Palikea Ridge for a radio paging and mobile telephone communications system on Oahu. The proposed facility will include a pole antenna, affixed to an existing radio relay station building, and equipment storage unit. The antenna will be of wood pole and steel construction and be up to approximately 101 feet in height. The storage unit will consist of 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. Access to the property will be from Pulehua Road, an existing paved right-of-way from Makakilo presently serving other communications facilities in the area.

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 on the side of the existing building. Electrical power and telephone service will be required, but plumbing services, i.e., water and sewer, will not be needed. A small generator and propane tank or a battery unit will be provided as a backup system that would kick automatically in the event of a power outage.

Installation of the proposed facility will take about three weeks to complete at an estimated cost of about \$15,000 to \$20,000.

The project site is located at the 2,200-foot elevation of Palikea Ridge in the Honouliuli Forest Reserve. The area is occupied by other communications facilities including a radio relay antenna and telephone relay antenna and by several military reservations.

TELECOMMUNICATIONS FACILITY, MOKAPU, TMK:4-4-12:1, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on an approximately 6,460 sq. ft. site atop Puu Papaa for a mobile paging and telephone communications system on Oahu. The proposed facility will include a tower antenna, equipment storage facility, and parking for one vehicle. The antenna will be of steel frame construction and be up to approximately 121 feet in height. The storage unit will consist of 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 near 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 barbed wire strands fixed atop will encompass the site. Access to the property will be from Kaneohe Bay Drive via an existing paved access road serving other communications facilities in the area.

The proposed facility is an unmanned operation that will require periodic

maintenance at least once a month. In addition to electrical power, the proposed facility may need telephone service; no water or sewer will be required. Installation of the proposed facility will take about three to four weeks to complete at an estimated cost of about \$20,000.

CONSERVATION DISTRICT USE APPLICATION:  
CONSOLIDATION OF TWO PARCELS FOR  
SINGLE-FAMILY RESIDENTIAL USE, KAILUA,  
TMK:4-2-05: 2 & 3, David E.  
Fazendin/Department of Land and Natural Resources

The applicant proposes to build a single-family dwelling on two adjoining parcels. The two parcels will be consolidated to accommodate the proposed residence, a tri-level structure on a site that entails minimum excavation and grading but straddles the common boundary between the parcels.

The residence is to be built between the 265' to 285' elevation yet satisfy City and County of Honolulu minimum requirements for side yard and rear yard setback. Besides the residence, which will occupy a ground area of approximately 3,000 square feet, two detached buildings will also be constructed in the future, a stable for horses and a double garage.

CATHODIC PROTECTION OF PIPELINE IN PEARL CITY AREA, City and County of Honolulu,  
Department of Public Works

The project consists of the installation of a 30-ampere impressed current cathodic protection system to mitigate corrosion of approximately 20,700 lineal feet of underground dual (varies from 30 and 48 inches diameter) ductile iron and concrete cylinder wastewater pipelines from Pearl City Wastewater Pump Station (WWPS) to Hanaloa Point. The project will be accomplished in four construction phases without interruptions to sewage operation.

MAUI

MISCELLANEOUS IMPROVEMENTS AT KAHULUI  
BOAT RAMP, KAHULUI, TMK:3-7-01:22 & 23.  
Department of Transportation, Harbors Division

Kahului Harbor is located at the north side of the island of Maui and serves primarily as a commercial harbor but is also used by a few yachts. The harbor is protected by two rubble-mound breakwaters which extend outward from the west and east shores almost at right angles to each other and enclose an area of about 200 acres. A single-lane concrete boat ramp, constructed in 1963, is located near the west breakwater. The ramp has a 12.5% slope on the approach and a 16.7% slope in the water with -3.9 feet toe elevation at mean lower low water (MLLW). This facility was designed for use of smaller vessels in the 20-foot category. Access channel to the ramp is not defined and can be hazardous because of shallow portions.

The proposed project consists of extending the existing boat ramp 12 feet to attain a -5.0 feet toe elevation at MLLW, installation of 8- and 2-inch waterlines, relocation of two existing electrical poles and construction of a 30-ft.-wide x 50-ft.-long washdown area. The project also calls for the dredging of the turning basin (100' x 120') and access channel (60' x 700') both to -6.0 feet at MLLW and providing day markers. The dredging work at the proposed turning basin and access channel calls for the removal of materials consisting primarily of sand, silt, limestone rubble and boulders with sizes ranging from 3 to 6 inches in diameter.

The objective of the project is to improve boat launching facilities at the boat ramp. The modification of the existing boat ramp will permit the use of bigger boats with lengths up to 26 to 28 feet. The dredging work will provide a uniform depth for the turning basin and access channel thus eliminating the current problem of "hitting bottom" or damaging boat propellers. Additionally, the installation of channel markers will delineate the location and limits of the

access channel leading to the boat ramp. The estimated cost of the project is \$155,000.

#### MOLOKAI

CONSERVATION DISTRICT USE APPLICATION;  
WATERLINE FROM WAIHANAU STREAM TO MEYER  
LAKE, KAHANUI, KALAE, TMK:5-2-14:1, 2 &  
3; 6-1-01:2 & 4, R. W. Meyer, Ltd./  
Department of Land and Natural Resources

R. W. Meyer, Ltd. proposes to install 13,000± linear feet (l.f.) of waterline from an intake at Waihanau Stream at elevation 2,700± feet msl to a discharge point into Meyer Lake at elevation 2,000± feet msl. The upper 8,000± l.f. of waterline within land designated as Conservation will be installed partly aboveground (5,000± l.f.) on trestle-type supports, with the remaining 3,000± l.f. buried along an existing dirt road. The waterline will probably be of a plastic material (e.g., poly vinyl chloride or high density polyethylene) and have a nominal diameter size of 8 inches.

The purpose of the proposed waterline is to collect and convey an average of 394 million gallons of water per year from Waihanau Stream to Meyer Lake. This volume constitutes approximately 35% of the calculated available average of 1,122 million gallons of water per year in Waihanau Stream.

The diverted water to Meyer Lake will supplement the existing volume of stored water in the lake for irrigation and livestock feedwater usages.

CONSERVATION DISTRICT USE APPLICATION;  
COMMERCIALLY HARVEST TIMBER RESOURCES,  
MOLOKAI FOREST RESERVE, TMK:5-2-14:03 and  
5-4-03:25, Department of Land and Natural  
Resources, Division of Forestry and Wildlife

The proposed project is to harvest plantations of commercial timber species of pines (Pinus elliottii, P. taeda, P. radiata, and P. pinaster) and eucalyptus (E. robusta, E. saligna, and others). Harvesting will be done using shears to

cut trees and tractor logging methods to skid logs to landing areas. Logs will be hauled whole from landings to the consumer or chipped at the landings and hauled away. All the harvested logs are intended to be eventually chipped and utilized as fuel to generate electricity and supplement the oil generated power plant on the Island of Molokai.

The areas proposed for logging are planted pine and euclayptus plantations occupying approximately 1,500 acres of the total state-owned 3,362.66 acres in the lands of Kalamaula, Kapaakea, Kamiloloa 1 & 2 and Makakupaia 1 of the Molokai Forest REserve.

#### HAWAII

DIRECT SALE OF ACCESS EASEMENT OVER AND  
ACROSS STATE LANDS AT (OLD VOLCANO TRAIL)  
KEAAU, PUNA, TMK:1-6-13, Michael Anthony  
Soo and Kelly Ann Soo/Department of Land and Natural Resources, Division of Land Management

The proposed action is the direct sale of perpetual, non-exclusive easement for ingress, egress, and utilities. The applicants wish to acquire a formal easement to their property to ensure that they encounter no problems in obtaining title insurance on financing. The proposed easement area is presently used to access the applicant's property.

ABANDONED HILO CITY WATER MAIN  
RIGHT-OF-WAY AT PIIHONUA, SOUTH HILO,  
TMK:2-3-25:55, Department of Land and  
Natural Resources

An 8-lot subdivision of the abandoned Hilo City Water Main right-of-way is proposed to facilitate disposition in fee simple to eight owners of abutting properties. As a condition of sale, each lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii. The site is a segment of the abandoned Hilo City Water Main right-of-way running across the lands of Piihonua, South Hilo. The abandoned Hilo City Water Main

right-of-way runs from Kaumana Drive to Puuhina Street. The site is currently zoned by the County of Hawaii for residential use with minimum lot size of 7,500 square feet.

EIS PREPARATION NOTICES

USE OF SHORELINE AREA, KAILUA-KONA, TMK:7-5-09:25, 28, & 43, Kailua Bay Village, Inc./County of Hawaii Planning Department

The applicant proposes to construct a resort retail center which will be sited on approximately five acres of land situated on the southern end of Kailua Village near Oneo Bay. Parcel 25 (2.971 acres) is owned by L. Radcliffe Greenwell. Parcel 28 (1.596 acres) is owned by Lanihau Corporation. Parcel 43 (0.338 acres) is being claimed jointly by the State of Hawaii and L. Radcliffe Greenwell. The total land area for this consists of 4.905 acres. Parcels 25 and 28 will be consolidated while parcel 43 will not be consolidated unless and until complete private interest can be secured.

The site is located mauka of Alii Drive and south of the former Kona Sunset Motel. This site has frontages along Alii Drive and Kuakini Highway. Approximately 50,000 square feet retail space is planned for this retail center. About 15,000 square feet is proposed for restaurant use and the remainder would be used for commercial/retail use. Tentatively included are parking stalls for 180 full-sized cars, 93 compact cars, and 10 stalls for the handicapped. Also planned are 6 loading spaces. Driveways will be designed to access both Kuakini Highway and Alii Drive.

Eight free-standing buildings are proposed. Of these, five will be one-story in height and the remaining three will be two stories high. Additionally proposed is a passive park with a series of fishponds and botanical gardens along the Alii Drive end of the site.

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.

EWA DEVELOPMENT PLAN AMENDMENT APPLICATION FROM COMMERCIAL, PUBLIC FACILITY, LOW AND MEDIUM DENSITY APARTMENT AND PARK TO COMMERCIAL AND PARK FOR KO OLINA RESORT PHASE II DEVELOPMENT, EWA, TMK:9-1-15; por. 4 & 18, West Beach Estates/City and County of Honolulu, Department of General Planning

West Beach Estates is requesting an amendment to the Ewa Development Plan Land Use Map primarily from Low Density Apartment and Medium Density Apartment to Park on portions of 372.6 acres of land in Ewa as part of the required approvals to proceed with Phase II of the Ko Olina Resort project. The amendment will enable the development of an additional 18-hole championship golf course, realignment of the commercial development on the east end, and the relocation of a neighborhood park.

With the development of the first phase of the Ko Olina Resort underway, the planning focus has shifted to its second phase to provide the necessary amenities to support the first phase. In this regard, a high demand has emerged for resort championship golf courses as a recreational amenity and in support of the visitor units which will be developed along the shoreline, and for the residential developments inland. The original plans for the second phase of the resort's development are reflected in the current land use designations on the Ewa Development Plan. Basically, these earlier plans called for one 18-hole golf course, commercial development on the east end, and low and medium density apartment units within the golf course.

The Phase II plans have been modified to forego the planned residential developments and provide an additional golf course. From the physical development standpoint, this change would result in a less intensive use of the land and provide more open spaces for the surrounding area.

Contact: Mr. Ernest Takahashi, Project Manager  
Wilson Okamoto and Associates, Inc.  
1150 South King Street, Suite 800  
Honolulu, HI 96814

Deadline: December 23, 1988.

BARBERS POINT COGENERATION PROJECT, AES Barbers Point, Inc./Department of Transportation Harbors Division

Previously published November 8, 1988.

Contact: Mr. Perry J. White  
Belt Collins and Associates  
680 Ala Moana Blvd. Suite 200  
Honolulu, HI 96813

Deadline: December 8, 1988.

HAWAII FILM FACILITY EXPANSION, Department of Business & Economic Development Film Industry Branch

Previously published November 8, 1988.

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

Deadline: December 8, 1988.

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**DRAFT ENVIRONMENTAL IMPACT STATEMENTS**

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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 Libue 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.

UPPER WAILUA HYDROELECTRIC PROJECT, WAILUA, KAUAI, TMK:3-9-01, Island Power Company Inc./Department of Land and Natural Resources

Island Power Company, Inc. is proposing to develop and operate a 1.2 MW hydroelectric power facility at a site on the Upper Wailua River, located approximately 7 miles northwest of Wailua, Kauai. The project site is located on lands owned by the State of Hawaii that are zone as a "conservation district." The majority of land to be utilized for the project is within a "resources" subzone.

The proposed Upper Wailua Hydroelectric Project will utilize land and water currently owned by the State of Hawaii. The proposed project will divert irrigation water from the Hanalei Tunnel outlet by means of a concrete diversion weir approximately 5 feet high and 30 feet across, located at an elevation of 1,210 feet above mean sea level. The water will be conveyed through a pressure penstock approximately 6,400 feet long. The diameter of the penstock will vary from 48 to 32 inches.

The penstock will convey Hanalei tunnel irrigation water (approximate maximum flow of 42 cfs) to a powerhouse containing one pelton turbine and generator with a maximum capacity of 1,260 KW. The dimensions of the powerhouse will be approximately 40' wide x 40' long x 20' high. The powerhouse will be sited on the left bank of the

Maheo Stream approximately 1,425 feet upstream from the confluence with the North Fork Wailua River at an approximate elevation of 760 feet above mean sea level. The water from the penstock will be discharged back into the North Fork Wailua River at this location. An aboveground 12 KV transmission approximately 3 miles long will interconnect the project to existing Kauai Electric transmission lines near the project area. The electricity will be sold to Kauai Electric, a Division of Citizens Utility Company, who will then distribute it to their customers. The proposed project would produce approximately 7.2 million KV hours each year.

Contact: Dean Anderson  
820 Mililani Street, #712  
Honolulu, HI 96813  
Phone: 599-5222

This EIS is also available for review at Hanapepe and Kapaa libraries.

Deadline: January 9, 1989.

WAIKANE GOLF COURSE PROJECT, WAIKANE, KOOLAUPOKO DISTRICT, OAHU, TMK:4-8-14:4  
Waikane Development Corporation/  
Department of Land Utilization

The proposed Waikane Golf Course will consist of a 27-hole golf course, a driving range, maintenance building, and a clubhouse. Several small ponds and landscaping features will be included to function as water storage and/or storm runoff abatement facilities. The golf course will be positioned within the southern portion of the property and west of the wetlands fronting Kamehameha Highway.

The clubhouse will be situated in the central portion of the golf course at the 135- to 150-foot elevation, with the driving range situated west (mauka) of the clubhouse complex. The maintenance building will be located in the lower portion of the golf course (50- to 60-foot elevation), west (mauka) of the wetlands.

Contact: Ralph Portmore  
Group 70  
924 Bethel Street  
Honolulu, HI 96813

This EIS is also available for review at Kailua Library.

Deadline: January 9, 1989.

NEW HELICOPTER FACILITY, LIHUE AIRPORT COMPLEX, LIHUE, KAUAI, State Department of Transportation, Airports Division

Previously published November 8, 1988.

CONTACT: Mr. Dean Nakagawa  
Airports Division  
State Dept. of Transportation  
Honolulu International Airport  
Honolulu, HI 96819

This EIS is also available at Hanapepe, Kapaa, Kolo Community-School, and Waimea libraries.

Deadline: December 23, 1988.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

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

CONSTRUCTION OF 32-UNIT APARTMENT BUILDING AND RELATED IMPROVEMENTS, KAHALU'U, NORTH KONA, HAWAII, Kamaaina Corp./County of Hawaii Planning Commission through the Planning Dept.

Previously published February 8, 1988.

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

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply

Previously published November 8, 1988.

This EIS is also available for review at the Kahuku Community-School and Waialua libraries.

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

KEAHOLE AIRPORT EXPANSION, NORTH KONA, HAWAII, Dept. of Transportation, Airports Division, and Federal Aviation Administration

Previously published November 8, 1988.

This EIS is also available for review at the Holualoa and Kailua-Kona libraries.

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

WINDWARD OAHU REGIONAL WATER SYSTEM IMPROVEMENTS, MALAEKAHANA TO MAKAPU'U, OAHU, City and County of Honolulu Board of Water Supply

Previously published October 8, 1988.

This EIS is also available for review at the Kahuku Community-School, Kailua and Waimanalo Community-School libraries.

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

SITE SELECTION FOR THE NEW KONAWAENA ELEMENTARY SCHOOL, KONA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

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

NEW PAHOA ELEMENTARY SCHOOL, PAHOA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

This EIS is also available for review at the Pahoa Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

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

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT: AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR A VERY LONG BASELINE ARRAY (VLBA) ANTENNA FACILITY BY THE NATIONAL RADIO ASTRONOMY OBSERVATORY AT MAUNA KEA, HAMAKUA, HAWAII, Institute of Astronomy, University of Hawaii

Previously published September 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.

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

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FINDING OF NO SIGNIFICANT IMPACT

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EMERGENCY FLOOD REPAIRS TO WAIMANALO AND INOAOLE STREAM, BELLOWS AIR FORCE STATION

This Fiscal Year 1988 project consists of replacing existing stream banks with basaltic rip-rap along two reaches of Waimanalo Stream and along one reach of Inoaole Stream. It also includes construction of gravel maintenance roads adjacent to the land ward edges of the new revetments and replacement of existing box culverts and associated wing walls. Due to funding constraints, the portion of the project in the vicinity of Tinker Road bridge at Waimanalo Stream will be postponed beyond the initial phase of the construction. Repair or replacement of the damaged Tinker Road

bridge itself is being separately implemented by the U.S. Air Force and is not included in the present project.

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**PROPOSED ADDITIONS TO THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF PARKS AND RECREATION EXEMPTION LIST**

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Pursuant to Section 11-200-8(d), Environmental Impact Statement Rules, the Dept. of Parks & Recreation requested that the following be added to their exemption list:

Under Section 11-200-8(a)(1), "operations, repairs or maintenance . . . involving negligible . . . change of use . . .", we propose that subdivision/consolidation of public park use be exempted from the preparation of an environmental assessment. Transfer of responsibility for operations, repairs and maintenance of parks will not involve change of use and have no environmental effect.

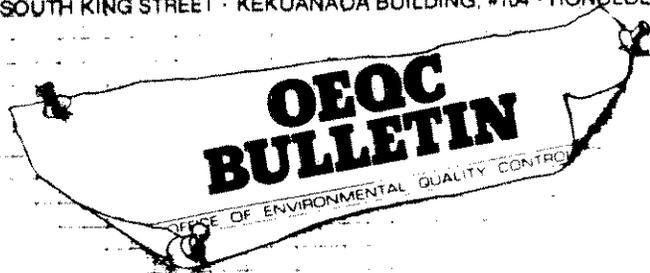
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The Environmental Council is reviewing the proposed amendments and is requesting comments from the public. Comments should be sent to:

Mr. George J. Krasnick, Chairman  
Environmental Council  
465 South King Street, Rm #104  
Honolulu, HI 96813

Deadline for receipt of comments:  
December 7, 1988.

465 SOUTH KING STREET · KEKUANAOA BUILDING, #104 · HONOLULU, HAWAII 96813



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