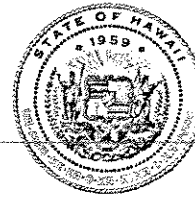


EC BULLETIN



George R. Ariyoshi
Governor

Environmental Council

550 Halekauwila St., Room 301, Honolulu, Hawaii Ph:(808)548-6915

Volume I

January 23, 1984

No. 02

REGISTER OF CHAPTER 343, HRS DOCUMENTS

PLEASE NOTE THE NAME CHANGE: The EQC Bulletin is now the EC Bulletin as a result of the establishment of the Environmental Council as of January 1, 1984.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the Council. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Council would appreciate a copy of your comments.

OAHU

DRILLING OF MILILANI-MAUKA EXPLORATORY WELLS, WAIPIO, EWA, OAHU, Dept. of Land and Natural Resources, Division of Water and Land Development

This project involves the drilling of three 18-in. diameter cased wells, each 1170 ft. deep from approx. the 970 ft. elevation. The wells are situated about 1.0 miles northeast (mauka) of Mililani town near the Ewa Forest Reserve boundary and are located within the Pearl Harbor

Ground Water Basin. The area to the south of the well site is waste lands too steep to cultivate for agricultural use. The proposed wells are located on land owned by Castle and Cooke, Inc. within Parcel 10f TMK: 9-5-03. The proposed wells are being drilled to explore for and confirm the availability of potable ground water free of pesticides. The nearest pineapple fields are 1.0 mile makai of the proposed wells. Should the explorations prove successful, these wells could be used as a new source of water for Mililani town. Portions of an existing 10-ft. wide dirt road approx. 1.0 mile long from the edge of the pineapple field to the proposed wells will need to be widened and re-graded to accommodate the drilling rig. Also, three sites approx. 50 ft. by 100 ft. each will be cleared of vegetation and leveled to provide a working pad for the drilling work. The plan is to drill one well at a time and the decision to drill the second and third wells will be made after results of the pumping test and water quality analysis of the ground water is evaluated. It is anticipated that each well will be capable of delivering 2.0 MGD of water (1400 gpm).

NIU VALLEY INTERMEDIATE SCHOOL EXPANSION AND RENOVATION OF LIBRARY, NIU VALLEY, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project consists of expanding and renovating the existing 4,120 sq. ft. library by approx. 1,500 sq. ft. The estimated cost of construction is \$105,000. The project will provide the

school with much-needed library space to complement its program in accordance with the Educational Specifications.

ACACIA HOUSING PROJECT, PEARL CITY, OAHU,
City and County of Honolulu Dept. of
Housing and Community Development

The City, through the Department of Housing and Community Development (DHCD), is proposing to develop 2.61 acres of City-owned land into housing for moderate and gap group families. The property is designated low density apartment by the Development Plan. In conformance with this Development Plan designation, the DHCD is proposing a housing project consisting of 78-110 two- and three-bedroom units in two- and three-story walk-up townhouse/garden apartment structures. The site is a curb shaped parcel of land approx. 190 ft. by 688 ft. in size and is located on Acacia Rd., 1,500 ft. west of Waimano Home Rd. It is identified as TMK: 9-7-24:35 (Lot B). The site is located in a vacant subdivision.

MAUI

CONSTRUCTION OF A TWO-STORY 6,000 SQ. FT.
OFFICE BUILDING AND RELATED IMPROVEMENTS,
LAHAINA, MAUI, Donald A. Aus/Maui
Planning Commission

The applicant is proposing to construct a two-story 6,000 sq. ft. office building and related improvements. The proposed project is located within the Lahaina National Historic Landmark Boundary. The subject 6,150 sq. ft. parcel is located approx. 68 ft. makai of Wainee St. and approx. 155 ft. north (Kaanapali-side) of Dickenson St. at TMK: 4-6-09:19, Lahaina, Maui. The parcel is essentially land-locked containing a single twelve ft. access from Wainee St. through an existing parking lot at the intersection of Wainee and Dickenson Sts. The applicant proposes to demolish the existing single family residence and construct a new two-story 6,000 sq. ft.

office building with basement parking for fourteen automobiles. The applicant proposes to subdivide the building into four professional office spaces. In addition, landscape planting will be provided around the building.

LUANA GARDENS -- PHASE I SUBDIVISION,
KAHULUI, MAUI, County of Maui Dept. of
Human Concerns

The proposed 88 residential lot subdivision is to be developed by the County of Maui, Department of Human Concerns, Division of Housing, to meet current moderate income housing needs. The proposed project site is situated at Kahului, Maui, Hawaii and is presently designated as Parcel 113 of TMK: 3-8-07. The proposed project encompasses a portion of the old Orchards Hawaii, Limited, site and is 12.5+ acres in area. The proposed project site is presently owned by the County of Maui. The proposed project will be an experimental and demonstration housing subdivision under the provisions of Section 46-15, Hawaii Revised Statutes as amended. Eighty-eight residential lots and units, utilizing the "Zero Lot Line Concept" with a minimum 2,500 sq. ft. lot is now being proposed. The "Zero Lot Line" as applied to this proposed project will mean that two adjoining dwellings will have a common building wall at the boundary line. The project proposes the construction of 12-two story 1 bedroom/1 bath, 42-one story 2 bedroom/1 bath, 24-one story 3 bedroom/1-1/2 bath and 10-two story 3 bedroom/1-1/2 bath units. The units will be of wooden construction and the living floor areas will be approx. 608 sq. ft., 840 sq. ft., 925 sq. ft., 1,050 sq. ft. and 1,250 sq. ft., respectively. All of the units will have a two-car carport. Onsite improvements for the proposed project will include concrete curb and gutters, water system, sewer system, drainage system and underground electrical and telephone system. All utility services will be connected to the existing systems of Luana Gardens, Phase II and the systems proposed for the Hale Laulea

Subdivision. The utilities for the Luana Gardens, Phase II and Hale Laulea subdivision are or will be connected to the main transmission lines on West Papa Ave. Access to the subdivision will be from Hoomoku St., the proposed Hale Laulea Roadway specifically designed to provide access to this project site. An additional access road will be constructed at the rear and along the South side of Luana Gardens, Phase III and connect to South Kamehameha Ave.

HAWAII

DEVELOPMENT OF A HOUSING PROJECT, WAIAKEA, HILO, HAWAII, Hawaii Housing Authority

The proposed development is a 41-unit, single-family, detached housing project to be situated on a 12.7-acre parcel in Waiakea, South Hilo. The project site is identified as TMK: 2-4-01:158. All units will be designed and specified in accordance with PHA minimum property standards and County of Hawaii building design standards. The layout for the proposed development consists of 41 lots with minimum areas of 10,000 sq. ft. The area is presently designated for urban use by the State Land Use Commission. The County has a split zoning on the property. The makai area is zoned RS-7.5 and the upper area (Lots 1 -- portion 10) is zoned A-1a. The General Plan designation for the approx. 3.5 acres zoned A-1a is Low Density Urban. Such a designation may provide for single family residential uses at a maximum of four units per acre. Lots with areas of 10,000 sq. ft. fit this designation. Rezoning from A-1a to RS-10 will be applied for as soon as possible. Together with the rezoning request, a request for variance or exemption from the maximum length and number of lots to be served from a cul-de-sac as prescribed in Subdivision Code (Chapter 9 of the Hawaii County Code) will have to be made. This is because Mohouli and Mohana Sts. are designated arterials and future intersection improvements such

as channelization may become necessary and an outlet from the proposed development in close proximity to this major intersection would be hazardous. Although the makai area is zoned for 7,500 sq. ft. minimum-sized lots, it was decided by the Hawaii Housing Authority and the developer to stay with lots of 10,000 sq. ft. in order to maintain a more rural type atmosphere which is in keeping with the lifestyle in Hilo. The Hawaii Housing Authority, through its developer, Space Alaska, Inc., will develop the necessary support facilities for the subdivision. Support facilities will include water service, power and telephone service, access for each lot from a public roadway and a sanitary sewerage system to handle waste disposal. The project is designed to provide homes for moderate-income, "Gap Group" families. Each house and lot will be sold in fee to residents of the State of Hawaii.

NEPA DOCUMENT

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

PROPOSED HAWAII HUMPBACK WHALE NATIONAL MARINE SANCTUARY, U.S. Department of Commerce, National Oceanic and Atmospheric Administration

Draft Management Plan and Environmental Impact Statement

The National Oceanic and Atmospheric Administration (NOAA) proposes to designate certain waters within the Hawaiian Islands as a National Marine Sanctuary. The Designation will be effected by a Sanctuary Management Plan which, when implemented, will establish a means for assuring the long-term protection of the endangered humpback whale population in its winter habitat in Hawaiian waters. The plan applies to

those waters found within the 100-fathom bath surrounding the main Hawaiian Islands. It does not impose any additional restrictions on commercial or recreational fishing nor does it preempt any existing State or Federal authority for managing the humpback whale in its habitat in Hawaiian waters. The approach, rather, has been to develop programs for coordinating Federal, State, and local agency roles in enforcement, research, public education, and Sanctuary administration. The Sanctuary Management Plan intends to promote the non-regulatory side of resource management, i.e., public awareness and education, promoting and coordinating research within the Sanctuary and making available any resulting product, and coordinating the activities of Federal and State agencies in carrying out their respective roles in resource management. The results of this will improve the data base for resource allocation decisions and enhance the public's understanding of the species and its habitat in Hawaiian waters.

Public hearings will be held in accordance with the schedule listed in the Notice section of this Bulletin.

Comments on the above document may be addressed to:

Mr. Kelvin Char
 Sanctuary Programs Division
 Office of Ocean and Coastal
 Resource Management
 NOS/NOAA
 3300 Whitehaven Street, N.W.
 Washington, D.C. 20235

Deadline: March 12, 1984.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo,

Kahului and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

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

KAHUKU AGRICULTURAL PARK, KAHUKU, OAHU,
 State Dept. of Agriculture

Previously published January 8, 1984.

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

Deadline: February 7, 1984.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR INCREMENT I, EWA MARINA COMMUNITY PROJECT, EWA, OAHU, MSM & Associates, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published December 23, 1983.

This Draft EIS has been withdrawn by the applicant. The document will be resubmitted after revisions have been made in response to agency concerns.

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

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KEKAHA SANITARY LANDFILL EXPANSION PROJECT, KEKAHA, KAUAI, County of Kauai Dept. of Public Works

The Department of Public Works (DPW) of the County of Kauai is proposing the development of an island-wide sanitary landfill for the Island of Kauai. This project requires the expansion of the

existing sanitary landfill at Kekaha and designed to accommodate solid waste refuse generated over a minimum 20-year span from 1984 to 2003. Kauai's existing system of refuse transfer stations and vehicles will also require expansion. The proposed Kekaha Landfill site, (TMK: 1-2-02:1,9,36,40), is approx. 1.3 miles northwest of the town of Kekaha. The proposed 160-acre site would be a 124.3-acre expansion of the existing 35.7-acre site ceded to the County for landfill use and now in use as the sanitary landfill for the western sector of Kauai. The owner of the site and adjacent lands is the State of Hawaii (Department of Land and Natural Resources). The landfill site includes the existing County landfill and land leased to the Kekaha Sugar Company and Northrup King Company (Pride Seed Division). The Hawaii National Guard rifle range and a drag strip bound the site on the makai side. These activities would not be affected by the landfill. An existing access road to the site extends off Kaunualii Hwy., the main coastal highway. The site is within a Limited Subzone of the State Conservation District. The County's Shoreline Management Area (SMA) includes a portion of the proposed landfill. The existing landfill operation excavates the sand (elevation approx. 11 ft. above mean sea level - msl) down to the water table, approx. 3 ft. above msl. Solid waste is added with a daily cover of sand until an approx. elevation of 24 ft. msl is reached. No special leachate control system is used in this area of low rainfall and brackish groundwater. The site is well drained since the sandy soil is permeable. The landfill development plan at this site is to expand the existing mode of landfill operations to the larger area with an increase in height to a final elevation of approx. 37 ft. msl. Sufficient cover material (excavated sand) is available on site to meet the landfill cover requirements. The closure of the landfill would be progressive as the design height is realized, with a vegetation cover being added to ensure against erosion of the landfill mass. The Kekaha Sugar Company

has recently obtained a Conservation District Use Permit from the State Department of Land and Natural Resources to use 61.2 acres of the proposed Kekaha landfill site for commercial agriculture. The Northrup King Company (Pride Seed Division) has subsequently indicated an interest in a long-term lease of 43.6 acres of the 61.2 acres. Phasing of the landfill increments would be accomplished to permit existing lease holders to maintain their State leases and field operations as long as possible, until the County's landfill need requires use of the land. At that time, the State can invoke the withdrawal for public purpose clause in the current leases.

This EIS is also available for inspection at the Waimea Library.

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

CRYSTAL PROMENADE, MOILIILI, OAHU, Hawaii
Housing Authority and BAL Corporation

Previously published December 8, 1983.

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

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

FINAL ENVIRONMENTAL IMPACT STATEMENT
ADDENDUM FOR THE PROPOSED IOLANI SCHOOL
PROPERTIES PROJECT, KAMOALII,
KOOLAUPOKO, KANEHOE, OAHU, Iolani
School/State Land Use Commission

Previously published November 23, 1983.

Status: Currently being processed by the State Land Use Commission.

NOTICE

ENVIRONMENTAL COUNCIL

PROPOSED HAWAII HUMPBACK WHALE NATIONAL
MARINE SANCTUARY PUBLIC HEARING SCHEDULE

Governor Ariyoshi has appointed the members of the Environmental Council with terms effective January 1, 1984 on an interim basis pending confirmation by the Senate. The members are as follows:

All meetings to commence at 7:00 p.m.

Monday, February 13, 1984

Kauai

Kauai County Council Chamber
4396 Rice Street
Lihue, Kauai

Molokai

Mitchell Pauole Center Meeting Hall
Kaunakakai, Molokai

Hilo

Hawaii County Council Room
25 Aupuni Street
Hilo, Hawaii

1. John Bose II
2. Royce Fukunaga
3. Larry Iwami
4. Kenneth Ishizaki
5. R. Chris Jansen
6. Jack Kellner
7. Bert Y. Kimura
8. George Krasnick
9. Wayne Law
10. Leonard Leong
11. Jake Manegdeg
12. Wallace Miyahira
13. James W. Morrow
14. Cynthia Thielen

Letitia Uyehara, Interim Director of the Office of Environmental Quality Control will be an ex-officio voting member of the Council.

Tuesday, February 14, 1984

Oahu

McCoy Pavilion
Ala Moana Park
Honolulu, Oahu

Lanai

Lanai Community Library Meeting Room
Lanai City, Lanai

Kona

Kealakehe School Cafeteria
Kailua, Hawaii

Wednesday, February 15, 1984

Maui

Lahaina Civic Center
Lahaina, Maui

EC BULLETIN



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Environmental Council

350 Halekauwila St., Room 301, Honolulu, Hawaii Ph:(808)548-6915