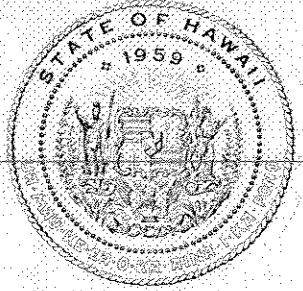


OEQCC BULLETIN



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Governor

Letitia N. Uyehara
Director

Office of Environmental Quality Control
550 Halekauwila St., Rm. 301, Honolulu, Hawaii Ph. (808)548-6915

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No. 05

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICE

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contact. 30 days are allowed for requests to be a consulted party.

submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR SUBZONE BOUNDARY AMENDMENT AND A SINGLE FAMILY DWELLING, LANIKAI, OAHU, Mr. & Mrs. Ralph Englestad/Dept. of Land and Natural Resources

REPLACEMENT WATER SYSTEM FOR UPPER LAWAI VALLEY, LAWAI, KAUAI, HAWAII, County of Kauai Dept. of Water

Previously published March 23, 1984.

Contact: Mr. Donald Graf
Dames and Moore
1144 10th Avenue, Suite 200
Honolulu, Hawaii 96816

Deadline: April 23, 1984.

The proposed project will provide a booster pump and storage tank system which will replace the old cross-country pipeline and tank system currently serving the upper Lawai Valley service area which consists of approx. 40 consumers along Kua Rd. and Akemama Rd. Although service pressure will not change, the project will eliminate turbid water conditions and stabilize service pressure fluctuations. The project will be located along Akemama Rd. in the Koloa District, approx. 10 miles southwest of Lihue on the southern portion of Kauai at 800+ elevation (TMK:2-5-06:8). The replacement water supply system will be situated at two separate locations. A 35 gpm booster pump station will be installed within the existing 250,000 gal. Clement Tank site (677 ft. elev.) approx. 600 ft. north of Kaunualii Hwy. along Akemama Rd. The design also includes erecting a new 30,000 gal. storage reservoir at the 10,000 sq. ft. Andrade Tank site (located approx. 2,200 ft. away) at an overflow elevation of 830 ft. The tanks ingress and egress and influent/effluent connecting pipeline

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 Office. Written comments should be

will be through a 25-ft. wide utility easement to Akemama Rd. The area surrounding both tank and booster pump station consists of single family residences which are scattered along Akemama Rd. with the majority of the area being used for cattle grazing. The current zoning surrounding both sides is designated as agriculture.

OAHU

NATIONAL GUARD USPFO BUILDING DESIGN AND CONSTRUCTION OF VARIOUS IMPROVEMENTS, DIAMOND HEAD CRATER, OAHU, Dept. of Accounting and General Services for the Dept. of Defense

This project involves the design and construction of a concrete parking pad, A-C paved parking area and driveway, chain link security fence, and electrical hookup and is located in Diamond Head Crater adjoining the existing USPFO warehouse and office building. It will provide the National Guard with needed facilities to implement its programs and since it will be constructed within the existing National Guard site, no land will be removed from the tax base.

MAHALO-PANUI STREETS RECONSTRUCTED SEWER, TMK: 1-7-13, 38 and 1-8-18, 19, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The project consists of the reconstruction of a portion of existing 6-in. sewer main on Mahalo St. from Walea Pl. to Twin View Drive by the installation of approx. 710 lineal ft. of new 8-in. sewer main, the reconstruction of a portion of existing 8-in. sewer main on Judd St. from Waolani Stream to Mahalo St. by the installation of approx. 1400 lineal ft. of new 10-in. sewer main, and the rechannelized of an existing sewer manhole at the intersection of Panui and Pala Sts. The objective of the project is to provide improved sewer mains to accommodate existing sewage flows from

the Liliha St. and Waolani Stream Sewage Tributary Areas. The reconstructed 8-in. sewer main on Mahalo St. and 10-in. sewer main on Judd St., and the rechannelized sewer manhole at the intersection of Panui and Pala Sts. are required to improve the reliability of the existing sewer system for the west Nuuanu service area and to prevent sewage back-ups at several residences. Portions of the existing Panui St., Liliha St., and Judd St. sewer mains have not conveyed peak flows adequately and two residences at TMK: 1-7-37: 52 and 53 at the west end of Panui St. have experienced sewage back-up problems. Also, a sewer manhole at Dayton Lane has experienced overflows. By rerouting, reconstructing, and upgrading portions of the existing Mahalo and Judd Sts. sewer mains and the Panui and Pala Sts. sewer manhole, the existing mains will have sufficient capacity to convey peak flows.

MAUI

AMENDED NEGATIVE DECLARATION FOR LAHAINA HEALTH CENTER AT LAHAINA CIVIC AND RECREATION CENTER COMPLEX, LAHAINA, MAUI, Dept. of Accounting and General Services for the Dept. of Health

The negative declaration for the Lahaina Health Center project was previously published in the July 8, 1976 EQC Bulletin. The amendment is for the following two changes to the project:

1. deletion of the emergency care operation, and
2. resiting of the health center from the extreme west end of the Lahaina Civic and Recreational Center Complex to a central portion of the complex.

The 10,000 sq. ft. single story health center will provide 1) clinic spaces consisting of a waiting room, consultation/ examination/interview rooms, testing areas, toilets and storage areas, 2) reception, clerical area, office, storage spaces, workrooms and therapy/consultation/treatment rooms and

conference room for the staff and clientele, 3) garage for the ambulance and living quarters for the ambulance crew, 4) parking for staff and clientele of the health center. It will consolidate the West Maui operations of the Department of Health into one location.

physical land use change will occur in the Conservation District, other than minimal clearing for surveying and staking of the reconfigured parcels. The project area encompasses approx. 1307 acres of land owned by the Mauna Kea Sugar Co. and is located 2.3 miles north of Hilo along the Hamakua Coast.

"DICKENSON SQUARE" COMMERCIAL PROJECT,
TMK: 4-6-08:30 and 62, LAHAINA, MAUI,
Kaiser Development Co./Maui Planning
Commission

LAUPAHOEHOE POST OFFICE, MANOWAIOPAE
HOMESTEADS, NORTH HILO, HAWAII, U.S.
Postal Service/Dept. of Land and Natural
Resources

The applicant is proposing to demolish seven "substandard" residential structures on two parcels totaling 52,769 sq. ft. in land area, and then to construct a pair of two-story commercial buildings with a total usable floor area of 24,592 sq. ft. Other improvements include a parking area for 73 parking and 2 loading stalls, vehicle access to both Dickenson and Wainee Sts., and related landscape planting. The project site is located on the southwest corner of the intersection of Dickenson and Wainee Sts. and is situated entirely within the Lahaina National Historic Landmark boundary and the Special Management Area.

The applicant proposes to construct a new post office at Laupahoehoe, Manowaiopae Homesteads in North Hilo, Hawaii which will replace a 30+-year old facility. The new 1,120 sq. ft. building, which will not exceed 16 ft. in height, will be located on a 10,000 sq. ft. parcel (TMK:3-6-09, Parcel B) within the Laupahoehoe Civic Center. The post office will house a lockbox lobby with space for approx. 420 boxes, customer service area, workroom and restroom facilities. Two street accesses are planned. Postal service parking (2 stalls) and loading access shall be taken off Mamalahoa Hwy. on the eastern (Hilo) side of the building. Customer access and parking for six vehicles shall be taken off an unnamed road which passes through the Civic Center to the west of the project site. The land is owned by the State of Hawaii and will be leased to the U.S. Postal Service who will bear the cost of the project.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR
PARCEL CONSOLIDATION AND RESUBDIVISION AT
PAUKAA, SOUTH HILO, HAWAII, Mauna Kea
Sugar Co., Inc./ Dept. of Land and
Natural Resources

TWO-LOT SUBDIVISION AND CONSTRUCTION OF
AN ELECTRIC SWITCHING STATION FACILITY
WITH RELATED IMPROVEMENTS, KEAUHOU-KONA,
HAWAII, Hawaii Electric Light Company
(HELCO)/Hawaii County Planning Commission

The applicant proposes to consolidate and resubdivide the parcels identified as TMK: 2-7-02: 01, 09 and 2-7-03: 32, 34 and 83, to a more logical configuration for the purpose of converting sugar lands to macadamia orchards. Certain parcels within the final subdivision plan include portions of the Conservation District. Parcels identified as TMK: 2-7-03:32 and 34 are within the Special Management Area. No additional parcels than currently exist will be created and no

The proposed project consists of two components: first, the subdivision of the proposed switching station site (TMK:7-8-10: por. 50, Third Division) by the Kamehameha Investment Corporation (KIC) and second, the construction and operation of the electrical facility by

HELCO. The proposed site is by the mauka boundary of the Keauhou-Kona Resort and is adjacent to the Hawaii County Dept. of Water Supply Kahaluu Shaft and Reservoir. It is partially located within the Kahaluu Historic District, which has been included on the National Register of Historic Places. The project will enable the utility company to add a new switching station to its facilities which will provide increased electric capacity and an upgraded and more reliable electric power transmission system. The subject 1.7 acre site, as well as the necessary easements for both incoming and outgoing electric transmission and distribution lines, are on property owned by KIC. Specifically, necessary easements included in the project are a 150-ft. wide easement between the project site and Kuakini Hwy. for the two 69 Kv incoming transmission lines (100 ft.) and for the future third line (50 ft.); and an easement for the installation of a duct line between the proposed switching station and a planned collector road for Keauhou-Kona Phase II development. The switching station facility will include the following:

- a) a single story 21 ft. by 34 ft. switching control building with a washroom and toilet.
- b) a cesspool or other sewage disposal system.
- c) steel structures to support electrical operations and equipment, 35 to 40 ft. at the highest and 8 ft. at the lowest (major portion to be 8 to 15 ft) height.
- d) two 7.5 MVA transformers with associated equipment.
- e) five 69Kv circuit breakers.
- f) lightning arresters with associated equipment.
- g) an 8-ft. high chain link fence topped with three-strand barbed wire around the perimeter of the site.
- h) access road within 25-ft. and 30-ft. wide easements from Kamehameha III Rd. to the project site.

- i) incoming 69Kv transmission lines on 65 to 70-ft. wood poles placed at 400 to 500 ft. intervals.
- j) underground duct lines between the site and a planned resort collector road for four 12Kv underground distribution lines.
- k) communications equipment.
- l) water line to control building from the existing transmission line near Kahaluu water tank.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's 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 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.

DRAFT EIS FOR THE MAUNAWILI DITCH IMPROVEMENTS, MAUNAWILI VALLEY, KOOLAUPOKO, OAHU, Dept. of Land and Natural Resources, Division of Water and Land Development

Previously published March 23, 1984.

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

Deadline: April 23, 1984.

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.

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

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR INCREMENT I, EWA MARINA COMMUNITY, HONOULIULI, EWA, OAHU, M.S.M. and Associates, Inc./City and County of Honolulu Dept. of Land Utilization

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE FARMS OF KAPUA, SOUTH KONA, HAWAII, Farms of Kapua/State Land Use Commission

The total proposed Ewa Marina Community comprises 730.5 acres and is located between Barbers Point Naval Air Station and Ewa Beach Community. Increment I (TMK: 9-1-12: Portion of 5) is situated in the northwest corner and includes approx. 174 acres. The affected property is an irregular-shaped parcel adjoining Fort Weaver and Papipi Rds. along portions of its perimeter. The principal objective of the entire Ewa Marina project is to provide a comprehensively planned, integrated, water-oriented residential community. Increment I is the first portion of the total development which will include 4,850 dwelling units with appropriate commercial and public facilities. For Increment I, a total of 1,290 dwelling units housing approx. 3,870 residents is planned, encompassing 154.2 acres. A 5.7 acre park site adjoining Fort Weaver Rd. and a 5 acre parcel for a Community Business District along Fort Weaver Rd. and mauka of the existing Ewa Beach Community Shopping Complex are also proposed. Increment I is presently under consideration for rezoning. The development of this initial increment does not involve the Special Management Area nor does it include any portion of the waterways planned for the overall project area.

Farms of Kapua, Ltd., is requesting an amendment to the Conservation Land Use District boundary in Kapua, South Kona, Hawaii. Approx. 6,527 acres are located within the Conservation Land Use District boundary. This petition requests the reclassification of approx. 6,102 acres of Conservation District Lands to the Agricultural Land Use District. The petitioner intends to develop a multi-agricultural project including a 1,710 acre macadamia orchard, a 2,472 acre controlled pasture area for cattle, 200 acres of cultivated koa haole, a 20 acre corral, 200 acres for research and development of alternative crops, and a 1,500 acre area for aquaculture development. The project will be known as "Farms of Kapua". The petition area is identified as TMK: 8-9-06:3 (portion), situated within the ahupua'a of Kapua, in South Kona, Hawaii. It is located in the southernmost portion of the South Kona District, 20 miles south of Captain Cook and 20 miles northwest of South Point. The petition area is bounded by approx. 5 miles of coastline to the west. Directly south is Kaulanamauna Kipuka, which is part of the greater Manuka Natural Area Reserve. The site is bounded on the east by the Agriculture Land Use District. Further east lies MacFarms of Hawaii, Inc.'s 3,000-acre macadamia orchards, processing plant and headquarters and Mamalahoa Hwy.

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

This EIS is available for review at the Kealahou and UH-Hilo Campus Libraries.

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

NOTICE

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KANEOHE-KAILUA WASTEWATER FACILITIES, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

Previously published March 23, 1984.

This EIS is available for inspection at the Kailua Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization and the Office of Environmental Quality Control.

The University of Hawaii, with the approval of the Board of Land and Natural Resources, has selected Corridor "A" as the alignment for the lower section of the permanent powerline serving the Mauna Kea Observatory. Corridor "A" starts from the 69Kv Hawaii Electric Light Co.'s transmission line, north of the Saddle Rd., and west of the Hamakua-North Hilo District boundary and extends to Hale Pohaku. Corridor "A" is one of the 4 alignments addressed in the Mauna Kea Science Reserve Complex Development Plan EIS which was accepted by Governor Ariyoshi on January 20, 1983.

WAIEHU PLANNED DEVELOPMENT, WAIEHU, MAUI, Hawaii Housing Authority

Previously published March 8, 1984.

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

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.