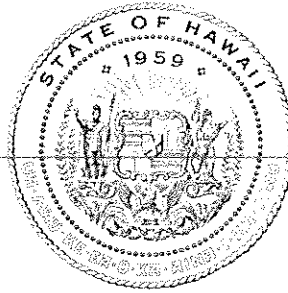


OEQCC BULLETIN



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REGISTER OF CHAPTER 343, HRS DOCUMENTS

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

OAHU

CENTRAL LABORATORY AND MAINTENANCE FACILITY AT SAND ISLAND WASTEWATER TREATMENT PLANT, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The Department of Public Works proposes the construction of a new facility that will house the expanded lab and relocated maintenance function that are required by new Federal/State lab monitoring requirements and by the increased maintenance function resulting from a planned expansion of the Sand Island WWTP in the near future. This action would solve the consolidation of both functions into a single facility which

would be cost effective and operationally advantageous for the Division of Wastewater Management. The existing lab facility at the Sand Island Wastewater Treatment Plant was not designed to function as a regional or specialized lab. The planned three-level, concrete structure will be approx. 144 ft. by 72 ft. (total floor area of approx. 25,600 sq. ft. on three levels) and is located within the 50 acre Sand Island WWTP. It will be situated east of the existing Maintenance Building on a flat lawn area bounded on three sides with plant roadways and parking, and the Effluent Pumping Station/Chlorination Building to the south. The new facility will house the following functions: the relocated Central Maintenance facility, an Oceanographic facility, Data processing/Computer room, and General and Specialized Labs. The specialized labs will include a Biology Lab, Extraction and Toxics Lab, and Virology/Microbiology Lab to help ensure the quality of the receiving coastal waters and to protect the quality of drinking water sources under agricultural fields irrigated with wastewater effluent. Support facilities such as restrooms, storage rooms showers, and a freight elevator will be provided. Drilling of an on-site test well is proposed to fill the Biology Lab's requirement of seawater for their bioassay experiments and testing. The well will draw sea water from a depth of 57 ft. below the existing grade level (elev. +.07 ft.) and sea water will be mechanically pumped to a closed holding

tank located on the roof above the
logy lab. The lab will draw from the
k an anticipated 70-150 gal. per day
by gravity flow for its experiments. The
system, including the well, pumps, pipes,
filters, tank, and feeder will totally
sealed and isolated from the environment
to prevent contamination.

CAMPBELL BUS MAINTENANCE FACILITY,
CAMPBELL INDUSTRIAL PARK, EWA, OAHU, City
and County of Honolulu Building Dept.

The proposed project consists of
converting the existing Lear-Siegler
manufacturing building at Campbell
Industrial Park into a heavy maintenance
bus facility capable of meeting the
service needs of an expanding bus fleet.
This will enable the City to provide more
reliable service and an expanded bus
schedule to meet the growing demand for
public transportation. The existing
maintenance facility is functionally
obsolete and physically inadequate for
the anticipated expansion of the bus
et. The projected expansion is to
et the needs of 600 buses in Phase I
and up to 800 buses in Phase II over the
next 20 years. The site of the existing
Lear-Siegler building is in Campbell
Industrial Park and consists of 15 acres
which is a portion of the site identified
by TMK: 9-1-32:34. The building has a
floor area of 127,600 sq. ft. and with
some modifications will be adequate to
accommodate all of the functions for
Phase I and Phase II. The renovated
facility will house the following
functions: Maintenance Offices and
Personnel Areas, Maintenance Shop Support
Spaces, Mechanical Repair Shops, Body and
Paint Shop, Central Stores, and Plant
Maintenance Areas. The major shops will
be separated by fire walls or occupancy
separation walls. Support facilities
will include toilet/shower rooms, locker
rooms, first aid room, lunch room, and
mechanical spaces. The smaller, existing
steel structure to the west of the main
warehouse will be retained and utilized
a storage shed. Site improvements
ll include replacing damaged A.C.

paving, adding new A.C. paving for bus
circulation and parking where required,
installation of underground fuel tanks on
the north side of the building,
installing an adequate amount of exterior
security lighting, security fencing
around the perimeter of the site, an
outdoor employee lunch area, and
landscaping.

CONSERVATION DISTRICT USE APPLICATION FOR
RESTORATION OF A CHANNEL (AUWAI) BETWEEN
KAILUA BAY AND PAAKAI POND, MOKAPU
PENINSULA, OAHU, U.S. Marine Corps./Dept.
of Land and Natural Resources

The proposed project is to restore the
sand-clogged channel (auwai) between
Kailua Bay and Paakai Pond on TMK:4-4-8:1
and 4-4-10:1 at Mokapu Peninsula. This
action is to be conducted during the
summer months to permit tidal
flushing/cleansing, salinity
stabilization and natural biological
seeding of the eastern Nuupia Pond
complex. The undeveloped area on the
Mokapu peninsula surrounding the project
site include Nuupia Ponds and Ulupau
Wildlife Management Area which serve as
important habitats for rare and
endangered birds. The restoration will
involve the use of a front end loader to
clean an existing 10' wide channel from
the beach and abandoned weir (makaha) to
the nearest body of water in Paakai Pond
200 yds. on the west. This channel has
been badly silted, and approx. 600 cubic
yds. of sand will be excavated. To
prevent rapid resiltation by constant
tidal flows, the channel bottom will
slope from the mean high-tide level on
the Kailua Bay side of the auwai to the
calcarous bottom of Paakai Pond. This
design will permit intermittent pond
flushing only during periods of high
tides and high surf conditions.
Excavated material will be used to create
an unconsolidated berm on the banks of
the auwai to prevent historic artifact
disruption, sand loss, and deposition
from adjacent Kailua Bay shoreline.
Tidal erosion will cause the excavated

sand to redeposit into the auwai without addition of foreign deposits or construction of pre-existing archaeological sites.

PUKELE (PALOLO) STREAM FLOOD CONTROL PROJECT, PALOLO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project will consist of the reconstruction of the existing channel outlet and the construction of about 110 lineal ft. of stream bank lining. The project site is located in the Palolo District in Census Tract 12.01., approx. 2.5 mi. east of downtown Honolulu and one and 1.5 mi. north of the Waikiki coastal plain. The existing outlet channel provides a transition between the upstream concrete-lined rectangular channel and the natural unlined stream. The outlet structure originally consisted of a grouted boulder invert with loose boulder walls, but has been damaged and deteriorated beyond repair and requires reconstruction. The south wall of the outlet structure will be extended further downstream to provide a better transition to the natural stream and minimize erosive effects of the storm waters as it leaves the lined channel. The north wall will not be extended. The construction of the project will involve the use of State and City funds and City land.

CONSTRUCTION OF A GOLF CART AND GOLF BAG STORAGE BUILDING WITHIN THE SPECIAL MANAGEMENT AREA, WAIALAE, OAHU, Waialae Country Club/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing to construct a new golf cart and golf bag storage building on the grounds of the Waialae Country Club golf course (TMK: 3-5-23:1) which lies entirely within the Special Management Area. This new storage facility is intended to replace an old storage building which was destroyed by fire in 1983. The proposed facility will be situated on flat terrain mauka of Ala Ave. near the site of the former

storage building. It will be approx. 144 ft. long, by 565 ft. wide with a floor area of 8,064 sq. ft. and will be oriented in an east-west direction. The structure will house a bag storage, ballwash and club repair area on the west end, office storage, lockers and toilets on the east end with the largest area (approx. 50%) in the middle being used for golf cart storage.

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING ORGANIZED COMMERCIAL RECREATIONAL USES ON THE SANDBAR OFFSHORE OF HEEIA KEA PIER NEAR AHU O LAKA ISLAND, KANEOHE BAY, OAHU, D.M. & Associates Inc./Dept. of Land and Natural Resources

The applicant is proposing to conduct sightseeing tours of Kaneohe Bay with a 15 to 21 ft. motorboat and a 25 ft. sailboat for a group limited to 6 passengers. Sightseeing tours will begin at Heeia Harbor with excursions out of Kaneohe Bay, around Coconut Island, out to Chinaman's Hat and the sandbar. The Kaneohe Bay sandbar is located about 1 to 2 mi. offshore of TMK: 4-6-1, 3, 4, 5, 6, 22 & 23. The area is approx. 3 to 1 ft. in depth with a slight slope toward the Kaneohe Bay channel. Sightseeing trips are tentatively scheduled for 1 hour and will not involve landing at the sandbar. Occasional half day tours will be conducted which will involve the use of windsurfers on the sandbar as well as swimming and snorkeling. Loading and unloading of passengers will be at Heeia Harbor and all boats will be berthed at the Makani Kai Private Marina and will not require launching at Heeia Harbor. Use of the sandbar will be avoided during the weekends. If use is required by the company tours, it will be confined to the right side of the sandbar where there is little traffic and boats anchored are few in number.

HAWAII

AFTER-THE-FACT RETAINING WALL
IMPROVEMENTS WITHIN THE SHORELINE SETBACK
AREA, KAPALAALAEA 2nd, NORTH KONA,
HAWAII, Mr. & Mrs. Robert C.
Robertson/Hawaii County Planning
 Commission through the Planning Dept.

The applicant proposes to legitimize the already constructed retaining wall, backfill of base material and topsoil and landscaping within the minimum 20-ft. shoreline setback area. The subject property is located at Kapalaalaea 2nd, in North Kona and is identified as TMK: 7-7-10:6. The concrete and rock masonry retaining wall is approx. 40 ft. in length, ranges in height from 5 to 6 ft., and is located approx. 5 ft. from the certified shoreline at the closest point. The project site currently contains a single family dwelling with related improvements. The applicant was granted an Administrative Variance Permit to allow a front yard setback of 6 ft. in lieu of the 15 ft. minimum requirement to provide more building space on the small beach lot of only 3,965 sq. ft. (minimum lot size requirement is 7,500 sq. ft.). The completed improvements were needed to provide protection of the existing single family dwelling from further wave damage, allow the homeowner the full use of his very small beach lot, and to beautify the shoreline setback area for both homeowner and the public.

SUBDIVISION OF ABANDONED RAILROAD
RIGHT-OF-WAY, WAIAKEA, SOUTH HILO,
HAWAII, Dept. of Land and Natural
 Resources

A two-lot subdivision of the abandoned railroad right-of-way, TMK: 2-4-09:32, is proposed to facilitate disposition in fee simple to owners of abutting properties. As a condition of the sale, each lot must be consolidated with the abutting properties. The subject property is a portion of an old railroad right-of-way which traversed Lots 511-A (Grant 8975)

and 511-B (Grant 8941) of the Waiakea Homesteads, 1st series, situated across Maikai St. from the Family Variety Fair/Food Fair complex. The remnant contains a total of 31,807 sq. ft. and will be subdivided into parcels 1 (9448 sq. ft.) and 2 (22,359 sq. ft.). The property is zoned by the County of Hawaii for residential use with a minimum lot size of 15,000 sq. ft.

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 ENVIRONMENTAL IMPACT STATEMENT ON
THE CONSERVATION DISTRICT USE APPLICATION
FOR THE PROPOSED LANIKAI HALE, LANIKAI,
OAHU, Mr. and Mrs. Ralph Englestad/Dept.
 of Land and Natural Resources

The applicant is proposing a subzone boundary amendment and a single family dwelling involving a 4.36 acre portion of TMK: 4-3-02:1 located in Lanikai, Oahu. The total area of parcel 1 is 75.9 acres and at present lies entirely within the Limited Subzone of the Conservation District. The 75.9 acre parcel has been owned by the applicant since 1969. Reclassification would involve 4.36 acres of parcel 1 from a "Limited" to "General" Subzone to allow residential use of the

area. The subject property is currently vacant and is situated about 2.5 mi. east of Kailua along the windward coast of Oahu (but not within the shoreline area). It is located on the makai slope of the Lanikai foothills and the slope on which construction will take place is 34.5 degrees (38%). There are steep gullies and cliffs on the northern portion of the property with the proposed residential site being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long drive way off Poopoo Pl. The driveway will have 4 to 6 ft. asphaltic concrete shoulders and its grade will not exceed 5% grade. Construction of the driveway would involve 18,500 cubic yds. of excavation and 15,300 cubic yds. of fill with the excess of 3,000 cubic yds. to be disposed of off-site. The structure would be benched down the hillside, with the rear of the structure being about 12 ft. higher than the front (downslope) portion. The project will also include a 1,000 sq. ft., 4-car garage with an adjacent workshop and a maid's quarters which will cover a total area of 1,100 sq. ft. The quarters will be accessible from an entry behind the garage and will open to the main residence.

This EIS is available for review at the Kailua Library.

Deadline: June 7, 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.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR KAMOOALII WATERSHED WELLS, KANEOHE, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

The City and County of Honolulu Board of Water Supply (BWS) is proposing to construct well fields at four 10,000 sq. ft. sites within the watershed of

Kamooalii Stream: Luluku, Kuou II, Kamooalii I, and Kamooalii II. All four sites are within the General subzone of the State Conservation District. The Luluku Tunnel and the mauka Kuou I well (No. 2348-03) are currently the only water development facilities in use in the project area. The Luluku well field site is located at an elevation of about 410 ft. in a banana plantation immediately west of Likelike Hwy. and north of Luluku Stream. The well field site is a portion of a 421.2 acre parcel owned by Iolani School and identified by TMK: 4-5-41:4. The Kuou II well field site is located at an elevation of about 350 ft. on an unused grass and brush covered slope just inside the southwestern boundary of the County's Ho'omaluhia Park. The well field site is a portion of a 113.4 acre parcel owned by the City and County of Honolulu and identified by TMK: 4-5-41:9. There are two alternate sites for the Kamooalii I well field. Both the preferred and alternate sites for the Kamooalii I well field are a portion of a 359.3 acre parcel owned by Iolani School and identified by TMK: 4-5-42:1. The preferred site is located at an elevation of about 475 ft., at the mauka edge of an unused meadow, about 1,650 ft. outside of the southern boundary of Ho'omaluhia Park. The alternate site is located at an elevation of about 410 ft., at the southwestern edge of the same unused meadow, about 1,100 ft. outside of the southern boundary of Ho'omaluhia Park. There are two alternative sites for the Kamooalii II well field. The preferred site is a portion of the 215.9 acre Pali Golf Course identified by TMK: 4-5-35:1. The site is located at an elevation of approx. 370 ft. on unused grass and brush lands along Kionaole Road. The alternate site for the Kamooalii II well field is a portion of a 359.3 acre parcel owned by Iolani School and identified by TMK: 4-5-42:1. This site is located at an elevation of approx. 330 ft. on unused grass and brush lands along Kionaole Road approx. 400 ft. north of the preferred well site. During the next year, up to two exploratory wells are planned at each

of the four previously described sites within the watershed of Kamooalii Stream. Drilling of a secondary exploratory well at each site may be conditional upon results from testing of an initial exploratory well. The Department of Land and Natural Resources (DLNR) will construct an access road and one exploratory well at the Kuou II site at State expense. All other exploratory wells and access roads will be constructed by the BWS. The BWS is proposing to develop one production well and one standby well at each of the four sites. The BWS will withdraw the maximum amount of water possible from each of its four well fields. Production from each well field is estimated to range between 0.5 and 2.0 million gallons per day (mgd). First priority for use of water from the new well fields would be to service Kaneohe and Kailua. Any surplus water would be exported to Honolulu. At each of the four well field sites, the BWS will usually pump water from one well at a time. Any additional well at each site will be used as a backup facility to guarantee water supply when the other well is shut down for maintenance. Five conceptual approaches are under consideration for connecting the Kamooalii Watershed Wells to the BWS water distribution system. Pipeline alignments will be resolved at a later date. All five alternatives would involve connecting the Luluku well field to an adjacent transmission main which carries water from the Luluku Tunnel. All five alternatives would involve pumping water from the Kuou II well field into a reservoir, pumping water from the Kuou I well field into a reservoir, and connecting the Kuou I and Kuou II reservoirs with a pipeline following the main Ho'omaluhia Park access road.

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

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

Previously published April 8, 1984.

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

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

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 review at the Kailua Library.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on April 25, 1984 and by Governor Ariyoshi on April 27, 1984.

NOTICES

ENVIRONMENTAL COUNCIL DECLARATORY RULING NO. 84-01

Declaratory Ruling No. 84-01, concerning the applicability of Chapter 343, HRS, to the Adoption or Amendment of Rules by the Hawaii Community Development Authority (HCDA), was acted upon at the March 28, 1984 meeting and finalized at the May 2, 1984 meeting of the Environmental Council. The Council ruled that the HCDA shall prepare and submit a supplemental statement for the Makai Area Plan. If required in the future in accordance with Subpart K of the Environmental Impact Statement Regulations, supplemental statements for proposed changes to the Kaka'ako Development Plan shall be submitted prior to the adoption, approval, or acceptance of the proposed changes to the Kaka'ako Development Plan.

OPINION CONCERNING THE NEGATIVE
DECLARATION FOR THE MARINE CULTURE
ENTERPRISES PROJECT

The Environmental Council, at its May 2, 1984 meeting, decided to render its opinion on this issue in the form of a letter in lieu of a declaratory ruling.

The Council concludes that all parties appear to agree that there will necessarily be some impact on the coastal waters simply due to the relatively large discharge and its nutrient loading. There appears to be uncertainty about the exact magnitude of that impact, but the fact that there will be impact appears to meet the following significance criterion:

affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters [Section 1:31(a)(11), EIS Regulations].

Negative Declarations should be reserved for those projects which will clearly have no significant impacts on the environment. While the applicant has obviously made a good faith effort to provide a thorough and well-reviewed Environmental Assessment, it cannot substitute for the formal public review process mandated by Chapter 343, HRS, and implemented by the EIS Regulations. While recognizing that the 60-day period for initiating judicial appeal has expired, the Environmental Council feels that the issue is of such magnitude and importance that it wishes to comment on the appropriateness of the negative declaration.

Therefore, the opinion of the Council is that the negative declaration issued in this case was inappropriate.