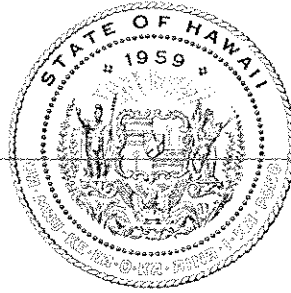


OEQOC BULLETIN



George R. Ariyoshi
Governor

Letitia N. Uyehara
Director

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

Volume I

June 8, 1984

No. 09

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

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

THE MAKAI AREA PLAN, ADDENDUM TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENT FOR
THE KAKA'AKO COMMUNITY DEVELOPMENT
DISTRICT PLAN, KAKA'AKO, OAHU, Hawaii
Community Development Authority

The Makai Area Plan is an addendum to the Kaka'ako Plan adopted in 1982 for the initial 450-acre mauka portion of the Kaka'ako District. The Makai Area Plan was put into effect in October of 1983. The SEIS will address the "Makai Area" addendum to the Kaka'ako Plan and the major impacts resulting from its implementation, describe the infrastructure improvements for Increment I District-wide improvement area and Rule amendments, and further examine and study the unresolved issues identified in the Final Environmental Impact Statement for the Kaka'ako Community Development District Plan accepted by the Governor on August 22, 1983. The SEIS will also update selected findings of the Final EIS and further evaluate traffic, air quality, and noise impacts resulting from development of the entire Kaka'ako District. The original Kaka'ako District

boundaries (mauka area) were designated by King St., Punchbowl St., and Ala Moana Blvd. The 1982 Legislature amended the District boundaries to include approx. 133 acres of land makai of Ala Moana Blvd. between Ala Moana Park and Pier 4 in Honolulu Harbor, referred to as the "makai area", which was assigned to HCDA for planning and redevelopment. The total developable land area consists of approx. 4.4 million sq. ft. or 102 acres excluding Public designated land which comprise a total of 4.4 acres. Three physically distinct land use zones are designated--a Mixed Use Residential emphasis zone (MUZ-R), a Mixed-Use Commercial emphasis zone (MUZ-C), and a single-use Waterfront Industrial zone (WI). In addition, two Public designated areas are within Fort Armstrong. The maximum building height, floor area ratio, and tower footprint will be proportional to the parameter of the lots. Private, public and quasi-public (non-profit) housing development will be permitted only in the MUZ-R and MUZ-C zones. Each type of developer will deliver housing units appropriate to its target market. Approx. 1,547 dwelling units are proposed based on an average minimum of 883 sq. ft. The "reserved housing" provision established for the Kaka'ako District Plan will also be implemented in the makai area. Improvements to the streets and roadways in the area to meet or exceed City and County standards are planned. This would require the widening of all public roadways (within existing rights-of-way),

some widening and realignment of Ala Moana Blvd., possible closure of Coral and Ohe Sts. between Ala Moana and Ilalo St. to allow for the formation of superblocks, extension of Cooke St. to the proposed Waterfront Park, and realignment of Keawe St. to more directly connect with Keawe mauka of Ala Moana. Existing overhead utility lines will be placed underground and would be done in concert with the roadway improvements. The existing bus service route along Ala Moana Blvd. will not be altered and will continue to be the major mode of public transportation to service the makai area. Sidewalks will be improved along public streets and pedestrian malls, mid-block pedestrian ways will be provided as demand increases. New open space and public recreation facilities will be provided by the 60-acre State Waterfront Park adjacent to the makai area. No public recreational facilities are proposed within the makai area. Requirements for private open space and on-site recreational space for all new developments within the MUZ-C and MUZ-R zones are the same as those for the mauka area. Historic sites considered for preservation in the makai area include the U.S. Immigration Station, the Dept. of Health buildings, and the Ala Moana Sewage Pumping Station. In order that necessary services are provided by public facilities and utilities are adequate to support new development at the time they occur, the programming of infrastructure improvements for the makai area will be incorporated in the Phasing Plan for the mauka portion of the Kaka'ako District.

Contact: Mr. Rex Johnson
Executive Director
Hawaii Community Development
Authority
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813

Deadline: July 9, 1984.

SUPPLEMENTAL EIS FOR THE PROPOSED WEST BEACH RESORT, HONOLULU, EWA DISTRICT, OAHU, West Beach Estates/City and County of Honolulu Dept. of Land Utilization

Previously published May 23, 1984.

Contact: Mr. Taeyong Kim
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Deadline: June 22, 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 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

AFTER-THE-FACT SHORELINE SETBACK VARIANCE TO PERMIT APPLICANT TO RETAIN AND COMPLETE THE CONSTRUCTION OF A SEAWALL, EWA BEACH, OAHU, Mr. and Mrs. Richard Hill/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to obtain an after-the-fact Shoreline Setback Variance to retain a partially constructed vertical seawall, and to complete its construction within the 40 ft. Shoreline Setback Area. The site is located at 91-069 Parish Dr., makai of Fort Weaver Rd. at Ewa Beach and is within the

100-yr. tsunami inundation area with flood elevations of 6 to 8 ft. The seawall is necessary to protect the applicant's property from damage by seasonal high wave action. The area on the makai side of the seawall consists of relatively narrow sandy beach that slopes towards the ocean. The completed portion of the seawall follows the boundary of the shoreline as certified in February 1984. The applicant has constructed a major portion of the vertical seawall which will be approx. 75 linear ft. after completion, only 15 ft. remains to be finished. An 18-in. concrete toe is also proposed to be constructed under the existing seawall. Since the shoreline was certified at the face of the seawall, the proposed concrete toe may be within the Conservation District and under the jurisdiction of the State Department of Land and Natural Resources. The concrete rubble masonry seawall is approx. 4 ft. 6 in. in height and extends about 16 in. above the present beach level. There are no adjacent seawalls that this wall may be tied into, and no return walls are proposed. Existing structures within the Shoreline Setback area include a chain link fence, a lanai and a small portion of the existing single family dwelling.

DRILLING MOKULEIA EXPLORATORY WELL,
MOKULEIA, KAMANANUI, WAIALUA, OAHU, Dept.
of Land and Natural Resources, Division
of Water and Land Development

The objective of the project is to explore for and locate a ground water source to meet the increasing water demand in the Mokuleia, Waialua and Kawaihoa areas. The project will drill, case, and pump test a 16-in. well approx. 320 ft. deep at the foot of Puu Iki on the northern slope of the Waianae Range at approx. the 200 ft. elevation. The proposed well site is situated approx. 1.35 mi. southwest of Thompson Corner in Waialua. If the well proves successful, plans are to turn the well over to the Board of Water Supply (BWS) to incorporate the new source into its Waialua Water System. A separate

environmental assessment will be prepared by the BWS at that time to discuss the impact relating to the development of the well. Construction activities will involve an existing dirt road, approx. 0.5 mi. long and mobilizing a 50 to 60 ft. high drilling rig at the well site. Drilling and testing will extend over a 4 to 5 month period; and the work calls for the drilling to a depth of approx. 260 to 320 ft. and pump testing the well over a range of 700 to 2,100 gpm. Results of an observation well test indicates that a good source of potable water lies beneath the proposed well. Vegetation and trees will be cleared from an approx. 5,000 sq. ft. area to provide a level work area for the drill rig which will be clearly visible from the surrounding area. The pump test will be conducted over a continuous 72 to 150 hours period and the anticipated yield of the well is estimated at 1.5 MGD. Throughout the testing of the well, water will be withdrawn from the Mokuleia Basal Aquifer and discharged out to a nearby dry stream bed. The withdrawal of water at the rate of 2,100 gpm over a period of 5 to 6 days will not cause undue stress on the basal aquifer due to its excellent recharge characteristics.

HAWAII

RICHARDSON CENTER IMPROVEMENTS, SOUTH
HILO, HAWAII, County of Hawaii Dept. of
Parks and Recreation

The proposed project is to create access roads (one-way pattern) and parking lot in front of Richardson Center located on the makai side of Kalaniana'ole St., near the Leleiwi Beach Park. It is part of an overall park master plan for the Leleiwi Beach development and its environment and will provide adequate parking for the users of Richardson Center as well as for the beach users. Improvements include a 32-stall paved parking area, one-way street pattern leading into the parking area, and landscaping which includes the preservation of large trees. The

proposed improvements are within the Special Management Area and adjoins several tidal pools located in the property. The project will be well set-back from Kalaniana'ole St. to allow ample space for landscaping and future road widening between the parking lot and Kalaniana'ole St. The parking lot will occupy about 10,800 sq. ft. or about 5% of the subject parcel. The proposed parking lot has a minimum of 100 ft. setback from the shoreline and within the Richardson Center site, is situated as far possible from the shoreline. The existing parking area near the center will be eliminated by the new improvements to encourage only foot traffic to the shoreline.

DRILLING OF PAAUILO EXPLORATORY WELL, PAAUILO, HAMAKUA, HAWAII, Dept. of Land and Natural Resources, Division of Water and Land Development

The objective of the project is to locate a new ground water source to supplement the existing Waimea water system for the areas of Paauiilo, which during droughts must rely on water purchased from the sugar plantation. The project calls for the drilling, casing and testing of a 12-in. well approx. 1,150 ft. deep on the northeastern slope of Mauna Kea at approx. the 1050-ft. elevation. The proposed well is situated approx. 3,500 ft. southwesterly of Paauiilo village along Paauiilo-Pohakea Rd. adjacent to the Board of Water Supply's 0.10 MG Concrete Tank Site. If the well proves successful, the well will be turned over the Hawaii County Department of Water Supply for their use. A separate environmental assessment will be prepared by the Department of Water Supply when the well is developed into a production well. A 50 to 60 ft. high drilling rig will be mobilized at the well site and will remain there for a period of 4 to 5 months. The well will be pump tested over a range of 200 to 700 gpm and upon completion of the project, the drill rig and all other equipment will be removed from the premises. The test will be

conducted over a continuous 72 to 150 hr. period. The anticipated yield of the well is estimated at 0.45 MGD. During the testing of the well, water will be withdrawn from the basal aquifer and discharged into a nearby drainage way. The withdrawal of water during the testing of the well will be insignificant and will not cause undue stress on the basal aquifer nor have any effect on the flow of the perennial streams located in the adjacent areas--the Manienie Gulch Stream and an unnamed tributary of Waipunahina Gulch Stream.

HOLUALOA PRODUCTION WELL AND SUPPORTING FACILITIES, HOLUALOA, NORTH KONA, HAWAII, County of Hawaii Dept. of Water Supply

The proposed project will provide for the development of an existing exploratory well, a collection-distribution reservoir, and a booster pump system to meet the increasing water demand for the growing commercial, industrial, agricultural and residential needs of the North Kona district. The exploratory well is situated in the Holualoa area at the 1125 ft. elevation on the northern side of the existing well site where development potential is the greatest. The well is designed to produce 1.0 MGD of water. The present capability of 10 MGD is being utilized or has been committed for present development causing a bottleneck for future development. The exploratory well was successfully tested at 1000 gpm and the installation of a 1000 GPM deep well pump is proposed to maximize its potential. The construction of a 0.3-MG reservoir and booster pump station will occur on the land adjacent to the well which is owned by the Department of Water Supply. The method of operation will be to pump the underground water into the reservoir where it will serve the areas below it along Hualalai Rd. and also act as storage for the booster pumps. The booster pumps will boost the water to the upper areas where it integrates with the existing system capable of boosting it to the northern areas.

KULANI CORRECTIONAL FACILITY WATER SYSTEM IMPROVEMENTS, SOUTH HILO, HAWAII, Dept.

Accounting and General Services for the Dept. of Social Services and Housing

The proposed project involves the construction of a water system to meet the potable and fire protection water needs of the Kulani Correctional Facility. The facility is located approx. 20 mi. southwest of Hilo on the slopes of Mauna Loa. The improvements to be constructed include a 5.0 mg open lined reservoir, an approx. 5-acre lined catchment area, a filter and chlorination system, a 0.3 mg concrete reservoir, approx. 2,500 linear ft. of 4 ft. high fencing, approx. 2,200 linear ft. of 12 in. water main, and a water distribution system. The project will increase work opportunities for inmates by permitting the agricultural program to be expanded and the laundry and sawmill operations to be reestablished. It will also enable the facility to increase its maximum number of inmates from 80 to 180, thereby helping to relieve overcrowding at other correctional facilities.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

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.

KAKELA BEACH DEVELOPMENT PROJECT, LAIE, OAHU, Zion Securities Corporation/City and County of Honolulu Dept. of Land Utilization

EIS Preparation Notice

Kakela Beach is located makai of Kamehameha Hwy., approx. 1.2 mi. south of the Polynesian Cultural Center and 0.5 mi. north of the Hauula Shopping Center in Laie on the windward coast of Oahu. The site, identified as TMK: 5-5-01:54, contains 11.15 acres and is located immediately north of the Catholic Youth Organization beach campground. The proposed development will consist of approx. 115 housing units in the \$250,000 to \$500,000 price range. Approx. 23 2,200 to 6,600 sq. ft. structures containing two to eight residential units of 1,000 to 1,500 sq. ft. will be constructed on the site. The units will be single-level two-bedroom/two-bath or multi-level two bedroom/two bath and a den/library. The four types of units will have the following configuration: "A" 1,028 sq. ft. of interior space and 350 sq. ft. deck; "B" 1,088 sq. ft. and 172 sq. ft.; "D" 1,497 sq. ft., and 314 sq. ft.; and "E" 1,419 sq. ft. and 427 sq. ft. of interior space and deck respectively. Approx. 33,000 sq. ft. of the site will be devoted to open space and recreational uses. The proposed recreational facilities include a swimming pool, recreation building, tennis court and a minimum of three tot lots. Landscaping for the site will include lawn in the open areas and ground cover immediately adjacent to the structures. Some of the significant existing ironwood and false Kamani trees have been incorporated into the site plan. The existing rock wall which extends along the entire frontage of the site parallel to Kamehameha Hwy. will be reconstructed to a minimum height of 6 ft. to provide security for the development. The development would be constructed in one phase but the project design also permits construction in two phases, if warranted by market conditions. Site improvements for the proposed development will consist of grading, construction of roadways, utilities, drainage, water and sewer systems. The 14 to 18 ft. high berm which is parallel to the shoreline will be minimally graded to accommodate the structures. However, most of the berm

will remain to protect the housing from high storm waves. No improvements will be constructed within the 40-ft. shoreline setback area, although salt-tolerant landscaping material may be planted to control erosion. A portion of the site is within the 100-yr. tsunami inundation area. All utilities for the development, including the electrical distribution, will be underground. Water for the development will be provided from off-site wells, a proposed reservoir, and a distribution main located partially along Kamehameha Hwy. The water system will be privately owned and not require public funds for construction, operation or maintenance. Two access points to the development will be provided from Kamehameha Hwy., one for residents/visitors, and one for joint use by the public as ingress to the public right-of-way to the shoreline. A guardhouse and security guard will be provided at this entrance and an automatic gate at the other. Internal roads required for the development will be 20 to 24 ft. wide, will include provisions for pedestrian walking lanes and will accommodate emergency and service vehicles. Parking for two cars per unit will be provided within all the structures as well as additional parking space near the structures. Public access to the shoreline will be provided on the northern boundary of the development by a dedicated 12-ft. wide public right-of-way. An area of approx. 15,600 sq. ft. located on Kamehameha Hwy. near the northwest corner of the site will be dedicated to the City and County of Honolulu, as part of the public access.

Contact: VTN Pacific Inc.
 Attn.: Mr. John L. Sakaguchi
 1164 Bishop Street, Suite 906
 Honolulu, Hawaii 96813

Written requests to be a consulted party should be sent to the above address with a copy to:

Department of Land Utilization
 Attn.: Mr. S.S. Mar,
 Environmental Affairs
 City and County of Honolulu
 650 South King Street, 7th Floor
 Honolulu, Hawaii 96813

Deadline: July 9, 1984.

ESTABLISHMENT OF A COMMERCIAL OFF-ROAD RECREATIONAL VEHICLE AND HORSEBACK RIDING FACILITY WITHIN THE SPECIAL MANAGEMENT AREA AT KAHUKU POINT, KOOLAULOA, OAHU, (TMK:5-6-3:10), Venture Vehicles/City and County of Honolulu Dept. of Land Utilization

EIS Preparation Notice

Previously published May 23, 1984.

Contact: Mr. William E. Wanket
 Pacific Tower 1010
 1001 Bishop Street
 Honolulu, Hawaii 96813

Deadline: June 22, 1984.

CONSTRUCTION OF A FAST FOOD RESTAURANT WITH PARKING AND DRIVE-THROUGH WINDOW, HALEIWA, OAHU, McDonald's of Hawaii Development Co./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to construct a fast food restaurant with parking and a drive-through window on the former location of the now-demolished Haleiwa Theater. The 33,458 sq. ft. parcel is located makai of Kamehameha Hwy. (TMK:6-6-17:29) approx. 1,800 ft. on the Kahuku side of Weed Junction in Haleiwa. Paalaa Rd. adjoins the project site on its Waialua side. The entire project site lies within the Special Management Area. The proposed restaurant will be a single-story structure covering 3,084 sq. ft. of the lot area. Thirty-nine parking spaces and 2 loading spaces will be provided. The site will be landscaped

along its boundaries around the proposed restaurant and within the parking areas. The ingress will be provided from Kamehameha Hwy. An ingress/egress point and the egress point for the "drive-through lane" will be provided along Paalaa Rd.

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 submitted to: 1) the accepting authority; and the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR A PROPOSED STATE LAND USE BOUNDARY AMENDMENT, KAHALUU, KOOLAUPOKO, OAHU, A.R. and Raymond H. Nysten/State Land Use Commission

Previously published May 23, 1984.

Deadline: June 22, 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 THE PROPOSED LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE AND OHIKILOLO SITE, OAHU, City and County of Honolulu Dept. of Public Works

Previously published May 23, 1984.

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

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

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

Previously published May 8, 1984.

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 Kealahou and UH-Hilo Campus Libraries.

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

NOTICES

Section 307 of the National Coastal Zone Management (CZM) Act requires activities conducted or supported by Federal agencies, including the issuance of permits and licenses, to be consistent with State CZM programs. The Environmental Protection Agency (EPA) plans to issue a general permit for discharges of pollutants associated with

deep seabed mining exploration activities. The permit sets effluent limitations, standards, prohibitions and other conditions on deck drainage, uncontaminated bilge water, domestic wastes, sanitary wastes, cooling water, water distillation discharge, boiler blowdown, fire control system test water, and uncontaminated ballast water. Discharges will be permitted within a Pacific Ocean area located between 110 degrees West and 180 degrees West longitude and 5 degrees North and 20 degrees North latitude. The territorial seas of the State of Hawaii are excluded. The Department of Planning and Economic Development (DPED), lead agency for Hawaii's CZM Program, believes the permitted discharges are consistent with State CZM policies. As a result, the DPED is proposing to issue its general concurrence of consistency to the EPA in lieu of reviewing individual permit applications. This should expedite the process for those applying for permits to conduct deep seabed mining exploration activities. The EPA's consistency termination and supporting information for this proposed action are available for public review at the DPED's CZM office, 250 South King Street, Honolulu. Anyone wishing to provide comments on the proposed issuance of a general concurrence of consistency should submit the comments by June 25, 1984, to the DPED, P.O. Box 2359, Honolulu, Hawaii 96804.

3. Petition for Declaratory Ruling Concerning the Applicability of Chapter 343, HRS, to Adoption or Amendment of Agency Rules.
4. Update on the Keanae Water System Improvements Project
5. Other Business
6. Adjournment

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: June 13, 1984, Wednesday
Time: 5:00 p.m.
Place: Second Floor, Conference Room 3
State Capitol

Agenda

1. Call to Order
2. Approval of Minutes---June 6, 1984 Meeting

OFFICE
BULLETIN