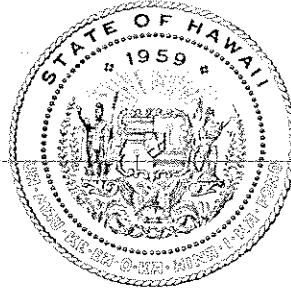


OEQOC BULLETIN



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Volume I

July 8, 1984

No. 11

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

PROPOSED TEMPORARY WINDWARD ABANDONED/ DERELICT VEHICLES COLLECTION CENTER, KAPAA VALLEY, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

The proposed action involves a graded area of approx. 3.85 acres within the Kapaa Sanitary Landfill site that will be used for the collection and temporary storage of abandoned and derelict vehicles from the Windward tow zone areas of Waimanalo, Kailua and Kaneohe. The proposed site (TMK: 4-2-15: por. 5) is located off Kapaa Quarry Rd., adjacent to Wainui Marsh, on lands under control of the department. It is also on the site

of a proposed refuse transfer station at the makai-north side of the landfill parcel. The area is presently vacant. The objectives of the proposed facility are summarized as follows:

1. Provide a centrally located collection center for drop-off of derelict vehicles for the Waimanalo, Kailua and Kaneohe areas.
2. Provide storage for vehicles impounded by the City tow wagon contractors for the Windward tow zones.
3. Provide an alternate location where derelict vehicles can be disposed of by owners in a City sanctioned program and a centralized pick-up center for the City's contractor.
4. Improve aesthetics along highways and streets frequently used as dumping grounds for junk cars.

The private tow wagon contractor will be responsible for the maintenance and security of the entire facility, but will not be responsible for the disposition of derelict vehicles. Derelict vehicles collected and stored at the facility will be hauled away by the City's derelict vehicle contractor at least once a month to his baseyard. Private junk car operators will not be allowed to use the facility. The facility will have sufficient area to provide for the storage of 164 derelict vehicles, reserved at the north section of the area, and 274 abandoned, accident and stolen vehicles at the south section. The Contractor's impounded vehicles will not be stored in the section reserved for

derelict vehicles. A sloped embankment will separate the two sections and an entrance to each section will be provided. The City will install a chain link fence to provide security for its baseyard and refuse disposal office on the southern portion of the parcel. The contractor will be required to install security fencing at the facility on his own cost and also operate 7 days a week. The proposed site will be used for storage only. Activities such as auto wrecking, selling of auto parts, etc., will not be permitted.

LIGHTING IMPROVEMENTS AT ALA MOANA BEACH PARK, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action consists of the construction of lighting fixtures and poles and the mounting of fixtures on various trees located within the picnic areas and along the interior access road. The park area consists of 76.348 acres and is identified as TMK: 2-37:1. The project site lies within Special Management Area and a portion lies within the 100-yr. flood boundary. The project will allow extended hours of park usage as well as offer security for late evening park users. The proposed action will not require grading and will not require the use of heavy construction equipment. The only earth disturbance will occur during the digging of small trenches for the placement of underground electrical wires and holes for light poles. Construction activities will be confined within normal working hours and not during the weekends and holidays when peak usage occurs. Nearby residents or park users should not be affected. There are no known archaeological sites or endangered flora or fauna on the site.

OAHU-KAUAI MICROWAVE SYSTEM TOWER AT MOUNT KAALA, WAHIAWA, OAHU, Dept. of Accounting and General Services, Division of Public Works

This project consists of the construction of a 25-ft. high tower and renovation for an electrical equipment room in an existing building. The project will provide the Department of Accounting and General Services with a much-needed facility to link up to its microwave communication system between Oahu and Kauai. The project site, identified as TMK: 7-7-01: por. 1, is located on Federal land but the project will involve state funds. The new microwave tower will be constructed adjacent to the existing 25-ft. tower on the northwestern portion of the site near an existing bank. Existing facilities on the site include an underground fuel oil tank, a water tank, generator building, numerous buildings, and a shed. The new microwave enclosure for the electrical equipment room will be located in the existing building to the south near the roadway.

MAUI

AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION FOR GROWING INDIGENOUS PLANTS AND TROPICAL FLOWERS FOR COMMERCIAL USE AT IAO VALLEY, WAILUKU, MAUI, John V. Duey/Dept. of Land and Natural Resources

The applicant is resubmitting an After-the-Fact Conservation District Use Application for growing indigenous plants and tropical flowers for commercial use on portions of TMK: 3-5-03:1 at Iao Valley, Maui. The applicant currently occupies the 8,930 sq. ft. parcel which is adjacent to his property (TMK: 3-5-03:11). A 12'x16' storage tool shed was constructed in 1971 by the applicant and the remaining area is used for growing of plant and flowers for commercial use. The applicant proposes to expand the area for cultivation to encompass approx. 2.5 acres of TMK: 3-5-03:1. However, due to the steepness of the terrain, the entire 2.5 acres will not be used and the cultivated area will be limited to the valley gulch. Improvements within this area will be limited to:

1. growing of indigenous plants and tropical flowers such as kou, koa, mau nau hele, wauke, kukui, maile, gingers, ilima, banana and heliconia.
2. a waterline running from the applicant's home along the gulch to the back of the valley;
3. the application of pesticides Malathion and Isotox alternately between each two week period.

- Preliminary Landscaping
- Helipad Completion or Grading

Phase II

- Driver License Building
- Expanded Site Grading, Landscaping, Parking
- Completion of Helipad (if not completed in Phase I)

Phase III

- County Prosecutor's Office Building
- Completed Site Grading, Landscaping, Parking

HAWAII

KAILUA POLICE STATION, KEALAKEHE, NORTH KONA, HAWAII, County of Hawaii Dept. of Public Works

The proposed project is the construction of the first increment of the Kailua Police Station at Kealakehe, North Kona. The project site, identified as TMK: 7-4-08:17, is currently vacant and lies within the conservation district. The proposed Kailua Police Station facility will be sited on approx. 10 acres of site land based on current and future needs of the Police Department. It will be located 2 mi. from the junction of Palani Rd. and Kuakini Hwy. The distance between the Captain Cook Police Station and its most critical patrol area of Kailua is 12 mi. Expanding the police department facility to Kailua would relieve congestion at the present site, and would locate the new station in the area of most pressing need of increased patrol efficiency. The proposed project will be north of the existing Kealakehe Rubbish Dump Site. Plans are underway to close down the Dump Site and construct a waste transfer station in its place. It is intended that the first increment of the Kailua Police Station will include the following:

Phase I

- Entire Police Operations Building
- Covered Vehicle, Bulk Storage, Repair Shop and Gas Pump Shelter
- Emergency Generator Building
- Chain-Link Fencing
- Parking

A proposed land use change is expected in the near future where a section of the State land in Kealakehe will be redesignated from a conservation to an urban land use classification. The proposed police station, rubbish dump site as well as the HELCO, GASCO and DOT lots will be included in the new urban district. Utilities, electric and phone lines are available to service the project. A 16-in. water main along Queen Kaahumanu Hwy. will serve the proposed facility and sewage will be handled by cesspool. Upon completion of the sewage treatment plant at the Kealakehe site, the police facility and other facilities are expected to tie into the new system.

CONSTRUCTION OF THE HAWAII OPERATIONS BASE FOR THE ROYAL OBSERVATORY AT EDINBURGH, HILO CAMPUS, UNIVERSITY OF HAWAII, WAIKAE, SOUTH HILO, HAWAII, United Kingdom Infrared Telescope/University of Hawaii

The proposed project is a Base Support Facility for the Science and Engineering Research Council's (S.E.R.C.) telescopes on the summit of Mauna Kea. The United Kingdom Infrared Telescope (UKIRT) is in operation and the United Kingdom/Netherlands (UK/NL) Millimeter Wave Telescope is under construction. The project site is located on a portion of the 180-acres of State land leased by the University of Hawaii for its Hilo Campus. Within this 180-acre parcel (TMK: 2-4-01:7), UKIRT is subleasing

approx. 4 acres of land fronting Komohana overlooking the Campus. The building will enable relocation and consolidation of the staff and programs from crowded and make-shift research facilities in a Hilo industrial area to a site on the campus. The facility will consist of offices, laboratories, library, computer room, conference room and lounge. In addition to carrying out administrative and clerical functions, activities related to software development, scientific research, and, repair and development of scientific equipment will be carried out in the building. The building will have a total floor area of 14,000 sq. ft. and it will be of one and two story construction. The building site will be grubbed to the extent necessary for construction. The building will cover approx. 9,000 sq. ft. of land area with the paved parking area and driveway totaling another 37,000 sq. ft. Currently, the area is vacant and covered with dense exotic vegetation. The building will be set-back (over 200 ft.) from the Komohana St. and this large area will be landscaped to screen the development from the street.

PROPOSED TWO-LOT SUBDIVISION OF AN APPROX. 1.288 ACRE PARCEL IN SOUTH KONA, HAWAII, Gertrude H. Kamakau and William P. Chong/County of Hawaii Planning Dept.

The applicants propose to subdivide the existing 1.288 acre parcel into two lots with one lot being .859 acre (37,418.04 sq. ft.) and the second lot being .429 acre (18,678.24 sq. ft.). The project site (TMK: 8-2-05:17) is located in Waipunaula-Kalamakowali, South Kona. It is situated within the Kealakekua Bay Historic and Archaeological District, a site listed on the National Register of Historic Places. The subject property is situated along the mauka side of Puuhonua Rd.; approx. 75 ft. from Napoopoo Landing and at least 70 ft. from the shoreline mauka of Kealakekua Bay. The purpose of proposed subdivision is the eventual creation of a single-family residence on

each of the two parcels. No improvements other than water service laterals to each proposed lot will be required. Water for the proposed subdivision is available through an 8-in. waterline along Puuhonua Rd. The project site has been previously grubbed and bulldozed for a single-family dwelling which no longer exists. An old stone structure of unknown origin with a floor area of approx. 90 ft. exists on the property. No rare or endangered flora or fauna are known to exist within the project area. The subject property is situated within the Special Management Area but outside of potential coastal high hazard area.

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.

SUBDIVISION OF THE EXISTING 5.4 ACRE PARCEL INTO 12 LOTS FOR INDUSTRIAL USE, SAND ISLAND, OAHU, Hawaiian Bitumuls and Paving Co., Ltd./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant and owner of the 5.4 parcel (236,548 sq. ft.), Hawaiian Bitumuls and Paving Company, is proposing to subdivide its land into 12 lots for industrial use. A 60-ft. wide roadway will be constructed connecting Sand Island Access Rd. to all 12 lots. The subject property, TMK: 1-2-21:13, is located in the industrial area off Sand Island Access Rd., near Nimitz Hwy. It lies within the Special Management Area and is currently zoned for industrial use. The lots will range in size from

10,083 sq. ft. to 39,733 sq. ft. development on the lots will be in accordance with the allowable uses under the current zoning code. Hawaiian Bitumuls presently plans to phase out activity at the subject property and proposes to sell the subject property in fee. Hawaiian Bitumuls presently leases 1,476 acres of State land located directly to the west of the proposed subdivision which may limit access to this State land. Existing structures on the subject site include ancillary structures associated with the operations of Hawaiian Bitumuls operating plants, a two-story office building with total area of 5,195 sq. ft. and a carport. The proposed access road for the subdivision will have curbs and gutters which will direct the runoff to catch basins and the developer will obtain a flowage easement over the State-leased property.

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 FOR THE KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, HAWAII, County of Maui Dept. of Water Supply

Previously published June 23, 1984.

This EIS is also available for review at the Kahului, Lahaina, Makawao and Maui Community College Libraries.

Deadline: July 23, 1984.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR KALAHEO HIGH SCHOOL REVISED ULTIMATE SITE PLAN, KAILUA, OAHU, Dept. of Accounting and General Services

Previously published June 23, 1984.

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

Deadline: July 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.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR 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 21 degrees (38%). There are steep gullies

and cliffs on the northern portion of the property with the proposed residential 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 and 6 ft. asphaltic concrete shoulders and its grade will not exceed 11.5% 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. Lanikai Hale will consist of a structure with maximum dimensions of 264 ft. by 120 ft. including all decks, garages, etc. 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 swimming pool and other recreational amenities, 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. A water pressure booster system will be installed at the lower boundary by the owner to provide 1,000 gpm of water flow to Lanikai Hale. On site sewage treatment and disposal/reuse will also be provided by the applicant. The system will be selected at the design phase.

This EIS is available for review at the Kailua Library.

Status: Currently being processed by the State Department of Land and Natural Resources.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR KAHUKU AGRICULTURAL PARK, KAHUKU,
OAHU, State Dept. of Agriculture

The proposed Kahuku Agricultural Park, which consists of a total of approx. 555 acres (TMK: 5-6-05: por. 9, 5-6-06: por. 19 and 5-6-08: por. 2) is located on the northern portion of Oahu, between Kawela Malaekahana Bays, in the Koolauloa

District. The land for the park is not presently under cultivation and is owned by Campbell Estate. The State will have control over the subdivision and facilities development of the agricultural park. The northern portion and the central valley of Kahuku Agricultural Park, adjacent to the Kahuku Farmers Association land, has been designated for truck and orchard crops. This area is about 160 acres and is classified as prime agricultural land with less than 10% slopes. Lot size will be approx. 10 acres. The proposed crops are compatible with the adjacent Kahuku Farmers Association uses. A narrow strip of land is designated for nursery lots on the southwest slopes of the hill on which the BWS well site is located. The area consists of approx. 50 acres which will be subdivided into 5-acre nursery lots. The western periphery of the Kahuku Agricultural Park, approx. 345 acres, is considered marginal development area and with adequate irrigation, could provide for future expansion. For the present, this area will serve as a buffer zone. A parcel within the park could be used by the proposed Tenants Association for common elements such as Association office, storage of common equipment or supplies, security office, well or pump site, storage of harvested products, processing facilities, or cooperative market area. Pursuant to the terms of the State's master lease with Campbell Estate, no residential dwellings will be permitted in the agricultural park except for security purposes. The improvements proposed for the park include roads, drainage facilities, water system and electrical and telephone service.

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

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

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

The Maunawili Ditch System is the primary source of irrigation water for the Waimanalo Area. The Ditch System consists of over 16,000 ft. of lined and unlined ditches, tunnels, and elevated wooden flumes. The proposed project shall include the following:

1. Replacement of all 21 existing wooden flumes with more durable structures; typically inverted siphons constructed of reinforced concrete inlet and outlet structures and steel pipe conduits supported on concrete piers, or elevated or ground level flumes constructed of full or half section corrugated metal pipe supported on concrete piers.
2. Provide channel lining in approx. 25% of the unlined ditch lengths. Proposed lining material is either half section corrugated metal pipe, or concrete or concrete-rubble masonry.
3. Install enclosed conduit system in unlined ditch section downslope of agricultural lands (portion between Flume nos. 6 and 7), to prevent intrusion of plant parasitic nematodes, chemical and sediment runoff. Approx. 2000 LF of 24-in. diameter corrugated metal pipe and manhole structures are proposed.
4. Installation of access roads for construction and maintenance operations. Roadways shall generally follow existing or former unimproved trails and pathways.

The proposed improvements should make the system less vulnerable to breakdown and more efficient in transporting high-quality irrigation water to support agricultural operations in the Waimanalo area. The Maunawili Ditch System lies entirely in lands owned by the Harold K. L. Castle Trust Estate and identified as TMK: 4-2-10:1 and 4. The project is located along the slopes of Maunawili Valley in the Koolaupoko District on the

island of Oahu. Most of the project site is limited within the immediate vicinity of the 400 ft. elevation contour along the southern slopes of the valley. The project site is within a Conservation district, the Waimanalo Forest Reserve and a watershed area. It is also situated upstream of Kawainui Swamp.

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

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

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE MAKAHA WELLS, MAKAHA, OAHU, Board of Water Supply, City and County of Honolulu

The Board of Water Supply (BWS), City and County of Honolulu, proposes to drill and case eight 1-million gallons per day (mgd) production and standby wells at and above the 1,000-ft. elevation in Makaha Valley. The total installed capacity of the wells will be 9 mgd; however, only four wells will be in actual use at any given time. The estimated sustained capacity of the well field will be 4 mgd. The proposed project is part of the Oahu Water Plan, City and County of Honolulu, 1975, and will provide for future water needs for Makaha Valley, with surplus to serve the Waianae 242 water system. The proposed project is located in Makaha Valley approx. 3.5 miles northeast of the intersection of Makaha Valley Rd. and Farrington Hwy. Access is available from Makaha Valley Rd. and trail, with the sites being just west of the road and trail. The wells will be located at elevations of approx. 1,000 to 1,400 ft. and will be placed approx. 1,000 ft. apart, parallel to the stream bed. Two wells will be drilled at each of the four well sites, with the proposed well depth of approx. 1,000 ft. The entire proposal includes construction of the following:

1. Drilling and casing of eight production and standby wells having

an installed capacity of 1.0 mgd each, for a total installed capacity of 8 mgd. Of the two wells per site, pumpage will be alternated at each, so that only one is operational at any given time.

2. Installing eight pumps, and a control station to house electrical equipment and appurtenances. Since pumpage will be alternated, the standby pump will be available when the other well is inoperable. This type of operation was chosen to assure fulfillment of BWS water commitments and to prolong pump life.
3. Constructing an access road (12 ft. wide) and installing a 12-, 16-, or 20-in. transmission line from the wells to the existing distribution system. The actual transmission line size will be dependent upon the amount of developable water. Pressure reducing facilities will also be required.
4. Installing a 6-ft. high security fence around the wells and control building.

Constructing control reservoirs at each well site.

The well field will be located on two acres of land which will be acquired along with easements for access and the underground transmission line. Site preparation for the 30 by 70 ft. control building will require clearing and grading. It will house an electrical control panel, flow recorder, pump controls, chlorine cylinders and chlorination pumps and appurtenances. The transmission line alignment will be located along the proposed access road. The 12-ft. wide service will road will be approx. 3,000 ft. long and will be aligned to minimize damage to archaeological features. Exploratory wells are being drilled and tested at each of the Mahaka well sites and the development sites will depend on the results of the exploratory wells.

This EIS is available for review at the Waianae Library.

Status: Currently being processed by the Office of the Mayor, City and County of Honolulu.

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: Accepted by the Governor on June 28, 1984.

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

Previously published April 8, 1984.

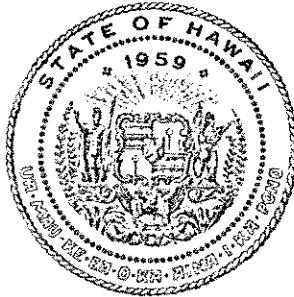
This EIS is available for review at the Kealahou and UH-Hilo Campus Libraries.

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

REMINDER TO EIS PREPARERS

Letters of "no comment" received during the consultation and review periods need not be responded to. However, these letters of "no comment" should be included in the EIS.

OEQOC BULLETIN



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