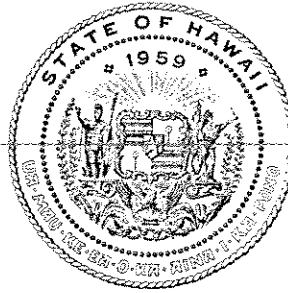


OEQOC BULLETIN



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 1

July 23, 1984

No. 12

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 contacts. 30 days are allowed for requests to be a consulted party.

597 ALA MOANA BOULEVARD PROJECT,
WAIKIKI, OAHU, Jack E. Myers/City and
County of Honolulu Dept. of Land
Utilization

The developer proposes to construct a mixed-use luxury hotel/condominium comprised of 406 hotel guest rooms and 174 fee simple condominium apartments. The 350-ft. high curvilinear structure will be constructed on a 2.5 acre site which will incorporate extensive park-like landscaping. The project site (TMK: 2-6-10:10 and 6) is located at the entrance to Waikiki on Ala Moana Blvd. fronting the Ala Wai Yacht Harbor. The site currently contains the Kaiser Foundation Hospital and is located within the tsunami inundation zone and the Special Management Area. The lot area consists of 110,607 sq. ft. bounded by Ala Moana Blvd., the Ilikai Marina and a State owned service road. The hotel and condominium are to be incorporated into a single structure. Both the hotel and condominium will operate on completely separate systems (energy, security, etc.). The hotel portion of the tower

will consist of 29 single-loaded floors atop a four-story base of lobbies, parking garage and common areas provided for the entire project. The hotel floors will be separated linearly from the condominium portion of the project by a solid concrete partition wall. All public access will be on the makai side of the structure facing the Ala Wai Yacht Harbor. An expansive porte cochere for both the hotel and condominium entrances will open towards the yacht harbor directing traffic away from Ala Moana Blvd. The hotel will also have meeting and ballroom facilities along with a fine gourmet restaurant, a lounge/discotheque, lobby bar, poolside bar and grill with outdoor cafe services. A typical hotel floor will contain approx. 14 guest rooms, ranging in size from 435 to 450 sq. ft. Suites will range from 600 to 900 sq. ft. The condominium will contain one-bedroom and two-bedroom units ranging from 840 to 975 sq. ft. and 930 to 1450 sq. ft. respectively. All condominium amenities including an extensive recreation deck, pool, jacuzzi and cabana will be on the same level as the hotel amenities. Although the hotel is currently designed to accommodate approx. 406 guest rooms, the total potential for guest rooms is nearly 800 rooms. This would require the reduction or elimination of the condominium portion of the project. The exact balance and mix of hotel and condominium use is subject to change. The project will be completed as a single action with no additional phases in the future.

Contact: Mr. F. J. Rodriguez
Environmental Communications,
Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Deadline: August 22, 1984.

2-in. waterline running along Anahulu and Ananalu Rds. in conservation land and from Kuhio Hwy. to the Wainiha Power House Rd. in the Special Management Area. The pipeline will be constructed underground within the existing state and county roadways. The proposed project will be situated on the existing cut slope of the Wainiha Well site where surrounding slopes average about 20%. Construction will not take place on steeper slopes and slope stability will not be affected by the pipeline. Grading will be minimal or non-existent. It is estimated that the proposed well can produce approx. 100 gpm or 0.14 mgd without any significant impact on the ground water sources or danger of increased chlorides.

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.

GENERAL PLAN AMENDMENT FROM "AGRICULTURE"
TO "INDUSTRIAL," KILAUEA, KAUAI,
Portugal, Ibara and Associates, Inc./
County of Kauai Planning Dept.

KAUAI

WAINIHA WELL #2, WAINIHA, KAUAI, County
of Kauai Dept. of Water

The proposed project consists of the exploratory drilling and testing of an 8-in. well within the Department's existing 0.11 acre Wainiha (Robinson) Well site. The well will be drilled to an approx. depth of 300 ft. into an anticipated basal lens aquifer and a 72 to 96 hour pump test will be conducted. If the well proves to be successful, a pump, controls, control building, connecting pipelines and appurtenances will be installed. The well will serve the Haena-Wainiha Water System as a stand-by source to the existing 100 gpm pump station in Haena. The existing 38 gpm Wainiha (Robinson) pump will also serve as an emergency stand-by source. The connecting pipelines will replace approx. 3,500 lineal ft. of undersized

The applicant is proposing a General Plan Amendment from "Agriculture" to "Industrial" for a 19.23 acre lot in Kilauea, Kauai. Approx. 10 acres are proposed for limited industrial (IL) development. The applicant plans to divide these 10 acres into 31 lots ranging in size from 10,000 to 15,000 sq. ft. The property is identified as TMK: 5-2-13:11, Lot 13-B-1, and is located west of and adjacent to the Kuawa St. and Kuhio Hwy. intersection. There are currently no limited industrial-zoned areas for the Kilauea region, although a demand-type situation has existed for some time. The site is located in an agricultural subdivision that neither the General Plan nor the draft North Shore Development Plan Update recommends for future urbanization and is not the site preferred by Kilauea residents for limited industrial subdivision. Roadway and drainage improvements must be made by the applicant for this subdivision to accommodate for urbanization.

GENERAL PLAN AMENDMENT, FROM OPEN TO SINGLE FAMILY RESIDENTIAL, AND ZONING AMENDMENT FROM OPEN TO R-2, FOR A PORTION OF ONE PARCEL, ALIOMANU, KAUAI, Aliomanu Vista Hui/County of Kauai Planning Dept.

The applicant is seeking a General Plan Amendment, from Open to Single Family Residential, and a Zoning Amendment from Open to R-2, for a 3.19 acre parcel (TMK: 4-9-04: por. 32.) located mauka of Aliomanu Rd. and bounded by Aliomanu Stream to the northwest. Six lots would be permitted under R-2 designation, while only 3 would be permitted under the existing Open Zone. The applicant will upgrade the substandard infrastructure as well as make improvements to correct the problem of localized ponding. Portions of the property fall within the flood and coastal high hazard zone and setbacks could be established to prevent construction within constraint zones.

OAHU

STERILE FLY REARING FACILITY, WAIMANALO, OAHU, U.S. Dept. of Agriculture, Animal and Plant Health Inspection Service/University of Hawaii

The United States Department of Agriculture, Animal and Plant Health Inspection Service (APHIS), in cooperation with the states of Hawaii and California, plans to develop a sterile fruit fly rearing facility in Waimanalo, Oahu. The proposed facility will consist of about 35,000 sq. ft. of enclosed space in a one- and two-story structure. The building and other site improvements, such as parking, access drives, storage areas and landscaping will be designed to blend in with the agricultural surroundings. This facility will be used as a standby rearing laboratory to provide sterile flies to the mainland in the event of a medfly outbreak and will also be one component of a comprehensive program to eradicate fruit flies from the State of Hawaii, if this program is funded. The total site is approx. 5

acres and bordered on all sides by various field crops. The site is part of the University of Hawaii Waimanalo Agricultural Research Station, which totals 128 acres. The State selected this vacant 5-acre parcel and assigned it to the fruit fly facility. When completed, the fly rearing facility will employ about 76 persons during full production and 25 persons during standby operations. The potential for accidental release of sterile flies or eggs from the facility will be minimized by various precautionary measures. These include building security, controlled entry/exit, showering, sterilizing diet media, and steam treating of all effluent. The "Tai Lee" ditch, north of the site and part of the historic Waimanalo Irrigation Ditch System, will continue to collect storm water runoff and will not be adversely affected by the proposed project. Increasing demand for utilities can be served by existing systems. One and possibly two Cesium-137 irradiators will be used to sterilize fruit flies at the facility and will be operated in strict compliance with Federal regulations.

REZONING OF 25,000 SQ. FT. OF LAND FROM R-4 RESIDENTIAL DISTRICT TO B-2 BUSINESS DISTRICT, WAIALAE-KAHALA, OAHU, Wesley United Methodist Church/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone 25,000 sq. ft. of land identified as TMK: 3-5-17: por. 34 from Residential to Business District. The site is located mauka of Waialae Ave., off Hunakai St., in the Waialae-Kahala District. The 25,000 sq. ft. lot is a portion of an 89,357 sq. ft. parcel owned by the Wesley United Methodist Church and is currently utilized primarily as an unpaved parking area. A First Hawaiian Bank Branch facility is planned for the site. It will be located on the makai side of the lot, furthest from the existing church facilities. The proposed bank will be approx. 35 ft. high and will cover approx. 40% of the lot. The remaining area will be paved for parking and landscaped. Parking may also be provided

underneath the proposed bank structure. Separate access points are planned for entrance to and exit from the site. No drive-through teller windows will be provided.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT BOAT PIER AT KANEOHE BAY, KOOLAUPOKO, OAHU, Charles and Laura Kimak/Dept. of Land and Natural Resources

The applicants are seeking a Conservation District Use Application to permit the use of 146 sq. ft. of State submerged lands for an after-the-fact small boat pier at Kaneohe Bay, offshore of TMK: 4-5-047:056. The applicants purchased the adjoining property in 1976 and propose the continued use of the existing pier, constructed during the tenancy of the previous owners, for recreational purposes. The 5 ft. 10-in. wide pier abuts the seawall, projecting 25 ft. into the bay. The pier has a total area of 146 sq. ft. and is constructed with concrete supports and wooden decking.

MAUI

PUUNENE WATER SYSTEM, PUUNENE, MAUI, Dept. of Education

The State Department of Education, together with Hawaiian Commercial and Sugar Co. (HC&S), proposes to construct a new public water system to replace a private system that is presently being operated by HC&S. This new water system is being constructed to comply with the National Safe Drinking Water Act and will allow HC&S to discontinue their private water system for domestic uses; however they will continue to use the water for industrial purposes. The private system now serves the HC&S mill complex, plantation housing, U.S. Post Office, a County recreation building and Puunene School. The school will be unable to be fully operational without the public water system to serve its facilities. The proposed system will consist of

approx. 4,000 ft. of 8-in. waterline and 5,100 ft. of 6-in. waterline, along with necessary valves and appurtenances. The 8-in. pipeline will be connected to an existing Department of Water Supply 12-in. line in Hukilike St. and Dairy Rd. in Kahului and will run along the former railroad right-of-way to Hansen Rd. in Puunene. The 6-in. pipeline will begin at that point and run along Puunene Ave. to the Camp 5 Rd. junction, and will end at Puunene School. The waterline will be within the road's right-of-way.

PROPOSED CONSTRUCTION OF A SHORELINE REVETMENT WALL, PAAHAU, HONUULA (KIHEI), MAKAWAO, MAUI, Northwest Building Corporation/Maui Planning Commission

The applicant proposes to construct a shoreline revetment wall along the shoreline boundary of TMK: 2-1-10:10 and 11 except where a drainage outlet headwall exists. The subject parcels are located makai of the South Kihei Rd. and Okolani Dr. intersection at Paeahu, Kihei, Maui. Parcel 10 consists of approx. 26,485 sq. ft. and parcel 11 consists of approx. 51,924 sq. ft. Portions of both parcels are located within the tsunami inundation area and the 100-year flood plain. The applicant proposes to construct the wall to prevent further erosion from high wave action due to future winter storms and to protect existing trees and buildings from undermining. The 2-ft. wide wall will be constructed of two layers of stone, each weighing between 1,500 and 3,000 lbs., set in place on a one-ft.-thick base of crushed rock. In addition, a poly-filter cloth will be placed behind the crushed rock base to prevent the filtration of soil through the revetment wall. The face of the wall will be approx. 14.5 ft. in length of which 2 to 4 ft. will be exposed above the sand beach. A 5-ft. wide stairway will be provided for each parcel. The project will front a sandy beach; however, the revetment wall will be constructed along the existing eroded bank located approx. 25-50 ft. landward of the certified shoreline. The

revetment will tie into the existing seawall. At the adjacent boundary, the revetment will wrap around the property line and tie into the existing high ground. Loose rock revetment will be set at the shoreline to eliminate any erosion of the neighboring property due to this improvement. The inland area adjacent to the seawall will be graded and landscaped. All construction activities of the revetment will be done inland (mauka) of the certified shoreline. The mauka boundary is approx. 280 ft. along Kihei Rd., while the shoreline frontage is approx. 335 ft.

construction of single-family residences by the new owners will require grading of approx. 1/2 to 1/4 of an acre each. A natural drainage watercourse, Watercourse No. 5, runs diagonally across the southernmost corner of the subject parcel and is located within the 100-yr. flood limit.

PROPOSED IMPROVEMENTS TO AN EXISTING NON-CONFORMING DWELLING WITHIN THE MINIMUM 20-FT. SHORELINE SETBACK AREA, NORTH KONA, HAWAII, Stephen B. Drogin/County of Hawaii Planning Commission

HAWAII

PROPOSED TWO-LOT SUBDIVISION WITHIN THE KEALAKEKUA BAY HISTORIC DISTRICT, WAIPUNLA, SOUTH KONA, HAWAII, Robert Emory/County of Hawaii Planning Dept.

The applicant proposes to subdivide the existing 21.319 acre parcel into two lots, with one lot being 5.001 acres and the second lot being 16.318 acres. The subject property is situated southerly of the Government Main Rd. to Napoopoo and on the southwest side of the Old Government Main Rd.. The parcel (TMK: 8-2-03:1) is also located within the Kona Field System which is listed on the Hawaii Register of Historic Places and is eligible for inclusion on the National Register. A common driveway for both lots from Napoopoo Rd., one requirement for subdivision approval, has already been constructed as a driveway for the existing parcel and structure. The subject area was previously used for growing coffee and as pasture. It is currently vacant, other than approx. 3 acres of orchard plantings and a 400 sq. ft. structure. It lies within a fault zone and the Special Management Area. No known rare or endangered flora or fauna are known to exist within the project area and it was concluded that the archaeological remains found within the parcel are of minimal significance. The subdivided parcels may be sold and the

The applicant is proposing the construction of a glass window wall, the installation of 3" by 8" wood members to create a trellis across existing steel beams, the installation of ceramic tile or redwood decking over existing concrete lanai floor surfaces, landscaping and other related improvements to an existing non-conforming (already situated within the minimum 20 ft. shoreline setback area) single-family dwelling. The subject property (TMK: 7-7-10:18), consisting of approx. 8,242 sq. ft., is located on the makai side of Alii Dr. in Laaloa 1st-Kapalaalaea 2nd (Beach Sec.), North Kona, Hawaii. The construction of the glass window is to create a new kitchen nook, which will be within the limits of the existing roof overhang and lanai deck. No alterations to the existing roof overhang, lanai deck or steel rafters will be required for these improvements, nor will any additional intrusion into the setback area be made.

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 location (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.

ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR THE WAIIEHU PLANNED DEVELOPMENT, WAIIEHU, MAUI, Hawaii Housing Authority

This addendum was prepared to amend a previously non-accepted EIS. It addresses the deficiencies cited by the accepting authority, as set forth in EQC Declaratory Ruling #83-01. The proposed development is an approx. 800 unit housing project to meet the low and moderate income and gap group housing needs. The project site is approx. 133.5 acres owned by the State of Hawaii and designated as TMK: 3-3-01:10 and 92. tentatively, 680 single-family detached and zero lot line dwellings, 60 one-story attached dwellings (elderly housing) and 60 rental apartments contained in one and two story structures are being proposed for construction, with single family detached and zero lot houses offered for sale. In addition to the housing units, a 4.6-acre park, water tank site and roads will be required for the implementation of the project. The project site is located approx. 1.5 miles north of Wailuku, 2 miles north of Kahului and adjacent to Waiehu and Paukukalo. An EIS was prepared but was not accepted by the Office of Environmental Quality Control. Inadequate discussion on traffic and access were reasons cited by the Office of Environmental Quality Control as reasons for not accepting the EIS. The traffic impacts should have been disclosed and mitigated. The EIS should also have contained more discussion on the interconnection of the Waiehu development with adjoining subdivisions.

Therefore, this addendum has been prepared to provide the necessary additional information.

This EIS Addendum is available for review at the Kahului and Maui Community College Libraries.

Deadline: August 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.

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

The subject property encompasses a total of 26 acres and is identified as TMK: 4-7-49:17. The parcel is located at the end of Ahaolelo Rd. and is in the back of a small fan valley in the Koolau Mountains on the windward side of Oahu. Approx. 7 of the 26 acres is situated within the State Land Use Urban District. The balance of 19 acres is located within the State Land Use Conservation District. Presently three residential dwellings are developed on the property. The applicant is petitioning the Land Use Commission to reclassify the 19 acres located within the Conservation District to the Urban District for the development of seven additional residential units. It is estimated that the cost of construction and design for the seven units will be \$250,000, including driveway paving and utility development. The new homes will be used primarily for members of the applicant's family and for rental units. No further grading of the homesites are expected, as grading for roads and house pads were completed over 20 years ago. An 8-in. waterline under Ahaolelo Rd. services the site and additional cesspools will be installed on-site to service the new residences.

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

Status: Currently being processed by the Office of the Mayor, County of Maui and the Office of Environmental Quality Control.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE KAUPU WATER SYSTEM IMPROVEMENTS, KAUPU, MAUI, County of Maui Dept. of Water Supply

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

To upgrade the quality of Kaupo's drinking water, the Department of Water Supply proposes to filter water from the existing surface water sources and to supplement the surface water sources during drought conditions or when turbidity levels are too high for the filters. The project includes the following actions:

Previously published July 8, 1984.

This EIS is available for review at the Kailua Library.

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

1. Install a pressure filter (separator/cartridge filter) at the existing 40,000 gallon tank site, at elevation 1080 ft. and chlorination appurtenances.
2. Install a new mid level 40,000 gallon storage tank at elevation 540 ft.
3. Drill a new well at the site of the former Kaupo School and install deep well pumps and chlorination appurtenances.
4. Install additional waterlines to separate the domestic water system from the agricultural water system.

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

Previously published July 8, 1984.

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

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

The proposed filtration and chlorination facilities are to be located above the existing 40,000 gallon tank at Kaupo Ranch's headquarters on land identified as TMK:1-7-4:4 (portion of). The new 40,000 gal. mid level tank at elevation 540 ft. is to be located north of the former Kaupo School site, adjacent to the Ranch headquarters access road on a portion of TMK: 1-7-02:17. The former Kaupo School site (TMK: 1-7-2:15 (portion of)) is the proposed location of the well and pump. Access to the three sites will be off the access road which leads from Piilani Hwy. to the Kaupo Ranch Headquarters.

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

Previously published July 8, 1984.

This EIS is available for review at the Waianae Library.

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

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

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR THE PROPOSED LEEWARD DISTRICT
UNITARY 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 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.

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

Previously published July 8, 1984.

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

Status: Accepted by Governor Ariyoshi on July 12, 1984.

NOTICES

PETITION FOR ADOPTION OF RULES

The petition for Adoption of Rules Concerning the Applicability of Chapter 343, HRS, to Adoption or Amendment of Agency Rules was acted upon by the Environmental Council at its July 11, 1984 meeting. The Council voted to deny

the subject petition. The reason for this decision is that the rules that are of immediate concern to the petitioner are so far along in the rulemaking process that initiation of rulemaking proceedings at this time would not achieve the desired result. In addition, the Council is presently in the process of adopting their reformatted rules and it does not seem appropriate to amend the present rules prior to the adoption of these reformatted rules. However, the Council still intends to address the issues raised by the petitioner through its own rulemaking process.

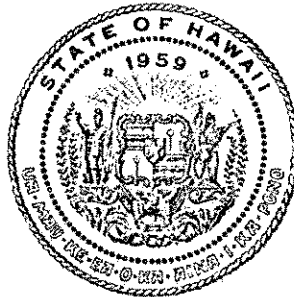
PROPOSED AMENDMENT TO THE DIVISION OF
WATER AND LAND DEVELOPMENT EXEMPTION LIST

The proposed addition to the State Department of Land and Natural Resources, Division of Water and Land Development Exemption List has been revised in response to comments received during its review. The changes to the proposed amendment are indicated by underlining.

The proposed amendment would be to Exemption Class #1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing. The action proposed to be added to this exemption class is Vegetation Clearing from Streams and is described as follows:

Work under this exemption would be performed by the Division of Water and Land Development or its contractor on improved and unimproved drainage ditches, swales and streams under the Department of Land and Natural Resources' jurisdiction. Work would involve cutting and removing brush, grass and debris and occasional small trees or bushes to restore channel capacity. The equipment to be used by the contractor or division work crew would include sickles, cane knives, power saw, or tractor with cutting blade attachment. Vegetation and debris would be hauled by truck to an

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