

OEQC BULLETIN



GEORGE R. ARIYOSHI
GOVERNOR

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Volume I

November 23, 1984

No. 20

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.

KUILIMA RESORT EXPANSION, KOOLAULOA, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

Previously published November 8, 1984.

Contact: Francis S. Oda, AIA
Group 70
924 Bethel Street
Honolulu, Hawaii 96813

Deadline: December 8, 1984.

DEVELOPMENT OF WELLS, RESERVOIRS, TRANSMISSION LINES, AND APPURTENANCES IN HONOLULU, OAHU, City and County of Honolulu Board of Water Supply

Previously published November 8, 1984.

Contact: Lawrence Whang
Board of Water Supply
City and County of Honolulu
650 South Beretania Street
Honolulu, Hawaii 96843

Deadline: December 8, 1984.

JOINT NEPA-CHAPTER 343 PRE-DRAFT EIS FOR EWA MARINA COMMUNITY INCREMENT II, EWA, OAHU, M.S.M. & Associates, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published November 8, 1984.

Contact: Jennifer J. Kleveno
Dames and Moore
Attn: Ewa Marina Project
1144 10th Avenue, Suite 200
Honolulu, Hawaii 96816

Deadline: December 8, 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

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

CORRECTION

The negative declaration for the proposed action was previously published in the July 8, 1984 OEQC Bulletin. The project site is identified as TMK: 6-7-3:23, not TMK: 7-7-01:1 as erroneously reported. Three parcels identified as TMK: 7-7-01:1, 8-5-6:3, and 6-7-3:23 meet at the summit of Mt. Kaala, but the project will be located on TMK: 6-7-3:23.

IMPROVEMENT OF MAUKA EWA CORNER OF KALAKAUA AVENUE AND KANUNU STREET, HONOLULU, OAHU, City and County of Honolulu Dept. of Transportation Services

The project involves land acquisition removing 204 sq. ft. of A-3 apartment land from the tax base which is required to remove the physical hazard of the sidewalk protruding into the makai bound vehicular traffic on Kalakaua Ave. The mauka-ewa corner of Kanunu St./Kalakaua Ave. was relocated to eliminate a remnant sidewalk area that remained following the construction of the Kalakaua Ave. widening by the Hawaii Housing Authority.

SUBDIVISION OF MAUKA MANOA CAMPUS PARCEL, UNIVERSITY OF HAWAII, MANOA, OAHU, University of Hawaii

The proposed project involves the subdivision of a 14,225 sq. ft. lot from a larger 40,786 sq. ft. parcel at the mauka Manoa campus in Manoa Valley. The site, identified as TMK: 2-9-26:3 is on the north bank of the Manoa Stream between East Manoa Rd. and Woodlawn Dr. The proposed subdivision is needed to satisfy legal land ownership requirements and will involve no physical changes to the land. The subdivided parcel and the adjoining lots

are within the Single Family Residential District--R-4. However, as this area has been designated as a Flood Hazard Zone, no buildings can be constructed without the approval from appropriate Federal and City agencies. As this lot does not have direct frontage on an improved street, access will be provided over the University parcel by a driveway easement for the subdivided lot.

CONSERVATION DISTRICT USE APPLICATION FOR A MICROWAVE RADIO RELAY FACILITY, KOKO HEAD, OAHU, Tel-Net Joint Venture/Dept. of Land and Natural Resources

The applicant proposes to construct, operate and maintain a microwave radio relay facility at Koko Head, Oahu on the site identified as TMK: 3-9-12:02. The facilities will include a 50-ft. high, 3-leg tower with 8 ft. faces for radio relaying and an 8' x 20' steel shipping container to house radio equipment. The site will be unmanned with maintenance scheduled bi-monthly. Access to the site will be by the existing 1-lane paved road originating from a locked gate by Hanauma Bay Beach Park.

CONSTRUCTION OF A FOOD SERVICE FACILITY WITHIN A SPECIAL MANAGEMENT AREA AT KUALOA REGIONAL PARK, KOOLAPOKO, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The applicant proposes construction of a 2400+ sq. ft. food service facility which will include a kitchen serving area, lanai area for dining, meetings and crafts activities, office area and a utility room. The one-story structure will be approx. 75' long x 32' wide x 21' high and located just southeast of the comfort station and on the makai side of the line demarcating the prehistoric beach edge. The project site is identified as TMK: 4-9-03:44.

CONSERVATION DISTRICT USE APPLICATION
FOR AN AFTER-THE-FACT SMALL BOAT PIER,
KANEHOE BAY, OAHU, James Y. Kanada, et.
al./Dept. of Land and Natural Resources

The application is for an after-the-fact recreational pier on State-owned submerged lands adjacent to property at 45-115 Mahalani Circle, Kaneohe, Oahu, identified as TMK: 4-5-058-035. The pier, constructed in 1968, is 11' x 31' extending from the sea wall and is used for small boat mooring, swimming and fishing. It is open for public use. The shoreline is defined by the sea wall and the bottom consists of a coral bed covered with muddy silt.

HAWAII

CONSERVATION DISTRICT USE APPLICATION
FOR AN AGRICULTURAL TRAINING FACILITY,
PUNA, HAWAII, Hawaii County Economic
Opportunity Council/Dept. of Land and
Natural Resources

The applicant proposes expansion of a grass growing and processing facility for the purpose of testing the feasibility of growing and processing grass for fodder export and for training and providing new jobs for displaced workers. The proposed 525 acre site is approx. 3 mi. south of Hilo and situated within the Waiakea Forest Reserve on the Hilo side of the South Hilo-Puna District boundary. It is identified as TMK: 2-4-08:22 and was formerly encumbered by the Puna Sugar Co. for cultivation of sugar cane. The project will involve conversion of sugar cane land for grass cultivation, planting, harvesting, delivery to drying houses, processing through drying and fumigation, agricultural certification and delivery on vessel. Facilities required will include: 5 solar drying plants 20' x 100' x 10' h; an open end warehouse (roof only) 100' x 100' x 15' h to store grass in event of rain and to house 3 compactor presses to produce pressed bales; an 8' x 8' x 40' loading area and 100' x 150' parking area.

CONSERVATION DISTRICT USE APPLICATION TO
REBUILD A SINGLE-FAMILY DWELLING,
MILOLII, SOUTH KONA, HAWAII, Eugene K.
Kaupiko/Dept. of Land and Natural
Resources

The applicant proposes to rebuild a single-family dwelling at a higher elevation at Milolii, South Kona, Hawaii, on a 274.53 acre parcel of land identified as TMK: 8-9-3:10. The original home, built on lower ground in 1928, was severely damaged by high seas in 1969. The single-family structure of approx. 1100 sq. ft. would be constructed of T-1-11 exterior siding and gypsum board and galvanized iron corrugated roofing. It will consist of 3 bedrooms, 1.5 baths, a living room, dining room and kitchen.

MAUI

CONSTRUCTION OF A SHORELINE ROCK
RETVEMENT AT THE MAHANA RESORT
CONDOMINIUM PROJECT, HONOKOWAI, MAUI,
Assoc. of Apt. Owners of the Mahana at
Kaanapali/Maui County Planning Dept.

The applicant proposes construction of a 700' seawall revetment at the Mahana Condominium complex located at 110 Kaanapali Shores Place, Honokowai Pt., and identified as TMK: 4-4-01:99. The Mahana complex is bordered on the north by the Maui Kai Condominium development and on the south by a long stretch of undeveloped shoreline with the backshore area planted in sugar cane. The proposed shoreline protection structure would consist of a sloping rock revetment extending along the 700' of shoreline fronting the Mahana. The revetment would have a 5' thick armor layer consisting of 2,000 to 3,000 lb. stone, a 2.4' thick underlayer of 200 to 300 lb. stone, and a layer of plastic filter cloth to prevent undermining of the rock layers. The revetment would have a crest elevation of 11' above mean lower low water (mllw) and a side slope of 1 vertical on 1.5 horizontal.

Because the revetment will be resting on sand foundation, the toe will be excavated and placed at minus 5' mllw and the armor stone and underlayer stone will be extended 5' seaward to minimize structural damage from excessive settling and scouring of the sand at the toe of the structure from wave action. The ends of the revetment would be turned landward and extended a minimum of 20' from the existing vegetation line to provide a transition between the revetment and the adjoining reef and to prevent flank erosion from damaging the structure. The proposed improvements will replace a temporary sand bag structure which was constructed as an emergency measure in 1980 following storm wave action which eroded the property and threatened the structural integrity of the condominium and its 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.

CONSTRUCTION OF A ONE-STORY CONVENIENCE STORE (7-ELEVEN) WITH A SELF-SERVICE GASOLINE STATION WITHIN THE SPECIAL MANAGEMENT AREA (SMA), HAUULA, OAHU, The Southland Corporation/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes construction of a one-story convenience store, known as 7-Eleven, with a self-service gasoline station. The project site is at 54-138

Kamehameha Hwy., identified as TMK: 5-4-2:8, and is zoned B-2 Community Business District which permits the proposed development as a principal use. It is entirely within the SMA. The proposed store will cover approx. 2600 sq. ft. of the 19,396 sq. ft. lot which is nearly flat with a very slight mauka to makai slope. The height of the store will be 16' above grade, including a 5.5' sloped, wood shingle facade above the building soffit. The proposed development requires that the existing building and appurtenant structures be demolished and removed. Existing gasoline pumps and underground storage tanks will be removed and replaced with new ones. The new gas pumps will be located in front of the store, approx. 30' back from Kamehameha Hwy. The parking and driveway areas will be paved. Required landscaping, per zoning code standards, will be installed along the access points, the northern boundary and the mauka side. Construction is estimated to be completed in 60 days. Vehicular access to the site will be provided at 3 access points along Kamehameha Hwy. There will be 16 parking spaces and 1 loading zone on the front side of the store which faces Kamehameha Hwy. The proposed development will provide the community with a 24-hour convenience store.

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, Wailuku 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 SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PLAN, KAKA'AKO, OAHU, Hawaii Community Development Authority and U.S. Dept. of Housing and Urban Development

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 addresses the "Makai Area" addendum to the Kaka'ako Plan and the major impacts resulting from its implementation, describes the infrastructure improvements for Increment I District-wide improvement area and Rule amendments, and further examines and studies 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 also updates selected findings of the Final EIS and further evaluates 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 a 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.

This Draft Supplemental EIS is also available for review at the Liliha and McCully-Moiliili Libraries.

Deadline: January 7, 1985.

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

This revised final EIS has been prepared to correct the procedural deficiencies in the preparation of the final EIS cited by the Department of Land and Natural Resources as reasons for not accepting the final EIS; to provide additional information to those who reviewed the previous revised EIS for the proposed Lanikai Hale; and to provide an additional opportunity for public input into the EIS.

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 site being located in the less steep areas. Access to the house will be via a 20 ft. wide, 1,200 ft. long driveway 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 Revised Final EIS is also available for review at the Kailua Library.

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

NOTICES

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: November 28, 1984
Wednesday
Time: 5:00 p.m.
Place: Second Floor Conference Room 2
State Capitol

Agenda

1. Call to Order
2. Approval of Minutes:
 - September 19, 1984 Meeting
 - October 17, 1984 Meeting
3. Status Report on Public Hearings for Proposed Chapters 200 and 201
4. Update on Proposed Satellite Receiving Dish and Support Building on Puu Nianiau, Maui (Camp Cable TV Company)
5. Use of State Lands without Prior Environmental Assessment
 - Logging in Kokee State Park, Kauai
 - Access to and Water System for Puu Lani Ranch Estates Subdivision, Puuanahulu, North Kona
6. Negative Declaration for a Proposed Shopping Center, Lahaina, Maui (3900 Corporation)
7. Petition for a Declaratory Ruling on the Abandonment of a Portion of Makena Road, Maui
8. Feasibility of Establishing a State Environmental Lead Agency
9. Update on the Annual Report
10. Correspondence
11. Other Business
12. Adjournment

PETITION FOR A DECLARATORY RULING

The Environmental Council has received a request for a declaratory ruling on the abandonment of a portion of Makena Rd. The Maui County Council is presently considering a resolution to abandon 1,100 ft. of the Makena Rd. The petitioner is questioning whether the Maui County Council can legally approve

this resolution prior to the completion of an environmental assessment.

The petition will be reviewed at the next Environmental Council meeting scheduled for November 28, 1984.

DEA MEETING

The U.S. Drug Enforcement Agency (DEA) will hold a meeting at the Princess Kaiulani Hotel at 7:30 p.m. on November 29, 1984 for the public to tell the DEA what issues should be considered in any environmental impact statement dealing with marijuana eradication programs which may include spraying with the herbicide paraquat. Interested persons, groups and agencies may also submit comments and suggestions in writing to the DEA by December 14, 1984. Letters should be addressed to Thomas G. Byrne, Chief, Cannabis Investigations Section, Operations Division, DEA, U.S. Department of Justice, Washington, D.C., 20537.

PUBLIC HEARING FOR NORTH OAHU WASTEWATER FACILITY PLAN

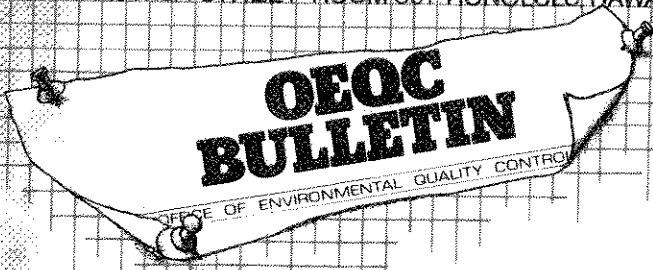
In compliance with the public participation guidelines established by the U.S. Environmental Protection Agency (EPA), the Division of Wastewater Management, Department of Public Works, City and County of Honolulu and the consultant firm of R. M. Towill Corporation will hold a Public Hearing to consult with the public on the wastewater facilities for the North Oahu area which includes Pupukea-Sunset, Kuilima, Kahuku, Laie, Hauula-Punaluu and Kaaawa. The meeting will be held on Tuesday, December 18, 1984 at 7:00 p.m. at the Kahuku Community-School Library, Humanities Room, Kahuku. A Facility Plan has been prepared which studies wastewater system alternatives in the planning area. The "no action" alternative is being recommended in the foreseeable future due to the lack of a significant public health problem and

the cost-effectiveness of retaining the existing cesspool system. The purpose of the meeting is to present the selected alternative and receive public testimony before final adoption of the Facility Plan. Interested persons are invited to submit their views, written and oral. Any person may submit three copies of the proposed comments to the address below. Oral presentations will be limited to an initial three minutes. A mailing list of interested parties who are concerned or affected by the project has been established based on the previous public meetings. Any other persons wishing to be included and those who have any questions should write to the address below or call the person indicated.

Dr. Michael J. Chun
Director and Chief Engineer
Department of Public Works
650 South King Street
Honolulu, Hawaii 96813

Contact Person: Edward Arakawa
523-4067

550 HALEKAUWILA STREET · ROOM 301 · HONOLULU, HAWAII 96813



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