

# OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### EIS PREPARATION NOTICES

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.

Hawaii. Also, with the exception of the Honokaupuu site, there are no highways, rights-of-way, or residential districts in the area. There are no existing utilities and no land access to any of the proposed sites.

Contact: Mr. Clifford J. Soares  
Royal Helicopters, Inc.  
P.O. Box 953  
Kaunakakai, HI 96748

Deadline: February 23, 1985.

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING COMMERCIAL HELICOPTER LANDINGS AT FIVE SITES ON THE NORTH SHORE OF MOLOKAI, HAWAII, Royal Helicopters, Inc./Dept. of Land and Natural Resources

### 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

EWA REFUSE CONVENIENCE CENTER, EWA, OAHU, HAWAII, City and County of Honolulu Dept. of Public Works

The applicant requests use of properties for conducting commercial helicopter landings for the purpose of tour rest stops, precautionary landings, transporting private owners and campers or hikers. A maximum of 4 landings daily with up to 4 passengers per landing is proposed. Estimated time on the ground would normally be from five minutes to one hour. Grass or brush in the area will be hand trimmed only to the extent necessary to insure safe landings. No earth need to be moved as the sites are on level to fairly level ground. Any refuse will be hauled out in the helicopter and properly disposed of. There will be no refueling at any of the sites. The five proposed sites are identified as TMK: 5-9-08:1 at Honokaupuu; TMK: 5-9-08:11 at Kiloa, Pelekuni; TMK: 5-9-07:13 at Pelekuna Bay; TMK: 5-9-06:2 at Wailau Bay; and TMK: 5-9-06:2 at Kiloa, Wailau. The Honokaupuu site is privately owned, all other sites are owned by the State of

The proposal is to establish a refuse disposal center for the convenience of Ewa residents. The proposed site is located in the south-west corner of the Honouliuli Wastewater Treatment Plant (WWTP), located at Honouliuli, Ewa, Oahu; TMK: 9-1-13 por. of 7. The purpose of constructing a refuse disposal facility is to minimize the development and use of unauthorized refuse dump sites ("mini-dumps") along public roadways in the Ewa area. The convenience center is intended for the use of neighborhood residents and to discourage littering. Normal residential and bulky trash collection by City trucks will continue. The proposed site will occupy 1 acre of the existing Honouliuli WWTP site which is owned and operated by the City and County of Honolulu. The site is relatively level and construction of the convenience center will replace an open grassed area. The convenience center will be open 24 hours a day. The site will be fenced to separate the center from the WWTP, lighted at night, landscaped to prevent erosion and to provide a pleasing appearance, and irrigated by an automatic sprinkler system. Initially, 2 roll-on/roll-off trash bins of approx. 40 cu. yd. capacity will be provided. Trash bin replacement is projected to be semi-weekly and the schedule may be adjusted as experience is gained in operating the center.

IMPROVEMENT AND RENOVATION OF COVERED PLAY AREA FOR NUUANU ELEMENTARY SCHOOL, NUUANU, HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct partial height sheet metal sides for an existing covered play area to act as a windbreak along its mauka and ewa sides to prevent the entry of wind-driven rain. Since the project will be constructed on the existing school campus, no land will be removed from the tax base. The project will provide the school with a much-needed facility to implement its

programs in accordance with the Educational Specifications.

INSTALLATION OF CHAIN LINK FENCE AT CAMPBELL HIGH SCHOOL, EWA BEACH, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project consists of the construction of 630 linear ft. of 4' high chain link fence with appropriate gates between Campbell High School and Pohakea Elementary School. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide a much-needed improvement to provide security to both Campbell High and Pohakea Elementary Schools.

KAHUKU VILLAGE CONVERSION PROJECT, KAHUKU, KOOLAULOA, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The project consists of the acquisition of land in fee simple ownership from the Campbell Estate utilizing Community Development Block Grant (CDBG) funds; provision of CDBG funds by the C&C for infrastructure improvements and planning and engineering activities; rehabilitation of the 220 existing homes within the Village; and development of approx. 164 new homes by the Kahuku Village Association (KVA). The project was conceived, formulated and developed by the residents to create the most affordable housing possible while still retaining the present character, vitality and integrity of the Old Plantation Village. The revitalization strategy for the Kahuku Village Concentrated Revitalization Area (CRA) consists of new government assisted housing, rehabilitation of existing housing, and public improvements to enhance residential uses. Under the City's CDBG program, the Kahuku Village Conversion Project is designated as a CRA where comprehensive improvement programs are being initiated. To achieve leasehold or fee simple

ownership for the Village families, the community must have its existing building sites and potential lots legally established as lots of record. The lots will then be conveyed to the Village. In order to subdivide the community into legal lots, the present R-6 residential zoning regulations must be followed. The two lot types being considered are existing homes and vacant lots. There are 220 existing dwelling units. The majority of these homes, occupied by Village residents, will be purchased by those families who live there. The Campbell Estate will convey the plantation homes to the Village for \$1.00 per home. KVA will be the developer for the entire project, including approximately 164 new lots which will be created by the subdivision. The subject property is located at Kahuku, Koolauloa, Oahu, and includes approx. 72.5 acres of land in the four separate TMK areas identified as TMK: 5:6:02:13 and 15 and 5:6:06:15 and 19.

parking lot southeast entrance (Ramp HS) gate off Kahuapaani Street and at Salt Lake Boulevard. After installation of the new sewer main has been completed, the trench for the sewer, chain-link fence and affected striping will be restored and existing landscaping replaced. The project site is identified as TMK: 9-9-03: por. 61. A perpetual non-exclusive 6-ft. wide sewer line easement will be granted to the City and County of Honolulu by the State of Hawaii over the alignment within the Aloha Stadium property. The objective of the project is to provide an adequate off-site sewer connection to serve the Crosspointe apartment project. The project will not require the displacement or relocation of any persons or businesses nor will it require the fee simple acquisition of any land. The land use along the alignment of the sewer line will not be altered by this project. The project will be privately funded by the developer and is estimated to be completed within 45 calendar days of its commencement.

CROSSPOINTE 10-INCH OFFSITE SEWER LINE EASEMENT ACROSS ALOHA STADIUM PARKING LOT, HALAWA, EWA, OAHU, Gentry-Halawa Park, Ltd./Dept. of Land and Natural Resources

CONSTRUCTION OF A BASEBALL FIELD FOR KALANI HIGH SCHOOL, HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project involves the construction of 412 linear ft. of 10-inch vitrified clay pipe sewer main and appurtenances across the south side of the Aloha Stadium parking lot between the Interstate Highway H-1 and Salt Lake Boulevard at a depth varying from 5 to 15 ft. below the existing parking lot grade. The new main will convey sewage from the Crosspointe project, a 550-unit, low-rise apartment development located on the east side of the H-1 Highway to the existing 18-inch trunk sewer main in Salt Lake Boulevard. Two new sewer manholes will be constructed within the parking lot and two service laterals will be provided for possible future sewer use by the Aloha Stadium complex. Reinforced concrete jackets, 6-inch thick, will be constructed to protect the sewer line at the Stadium

This project is to construct a baseball field for Kalani High School to provide a much-needed facility to implement its physical program in accordance with the Educational Specifications. The work shall consist of earthwork including covering a drainage ditch, top-soiling, and grassing and installation of sprinkler system, fencing, and backstop. Since the project will be constructed within the existing school campus, no land will be removed from the tax base.

HAWAII

PAHALA VILLAGE SINGLE-FAMILY HOUSING INCREMENT X SITE IMPROVEMENTS PROJECT,

PAAAU, KA'U, HAWAII, County of Hawaii  
Office of Housing and Community  
Development

The County of Hawaii in cooperation with the Hawaii Housing Authority, State of Hawaii plans to develop a 32 houselot subdivision at Paaau, Ka'u, Hawaii. The project is proposed on 10.5 acres which is part of a 25.619 acre parcel identified as TMK: 9-6-02:17 and owned by the Hawaiian Agricultural Company. Title to the property shall be transferred to the Hawaii Housing Authority and the development rights turned over to the County of Hawaii. Located in the town of Pahala, the property is bordered by Ka'u Hospital to the east, Kamani Street to the north, Pahala Fire Station to the west, and the grounds of the Pahala Hongwanji Mission and Ka'u Sugar Company to the south. The County proposes to construct a mix of twenty-four 2 and 3-BDR detached single-family dwellings. An additional 8 dwelling units of yet undetermined size will be constructed by C. Brewer and Co., Ltd. All units will feature wood frame construction on concrete slab, corrugated metal roof, double walls, and paved driveway/garage. The units shall be sold in fee to owner-occupants. The selling price for the 3-BDR homes is estimated at \$57,900; prices for the 2-BDR homes have not been determined. The proposed 10,000 square foot minimum lot size conforms to the zoning (RS-10) for the area. Density is approximately 3.2 units/gross acre. Access shall be taken off Kamani Street, an existing county standard road. From Kamani Street, a single 50-ft. wide roadway with cul-de-sacs of similar width branching from it would serve the subdivision. Curbs, gutters, and sidewalks are not planned in order to reduce overall costs. On-site runoff shall be collected along the subdivision streets and directed to an earthen ditch/drainage easement in the south corner of the property for disposal. House pads shall be protected by ground swales which would convey runoff to roadside swales. Drain pipes shall be placed along Kamani Street at the

subdivision entry to protect the intersection from flooding. Water shall be taken from an 8-in. ductile iron line along Kamani Street. Electrical and telephone lines strung along Kamani Street shall be extended overhead into the subdivision. Individual cesspools are proposed for wastewater disposal. The project shall be developed without recreation areas or facilities. The cost of the project is estimated at \$1.4 million (\$1984). Construction shall commence after all necessary approvals are received and tentatively scheduled for completion by July, 1985.

CONSTRUCTION OF THE UNITED KINGDOM (UK)  
HAWAII BASE FACILITY, PHASE II, HILO,  
HAWAII, United Kingdom Infrared  
Telescope (UKIRT)/University of Hawaii

The proposed Hawaii Base Facility, Phase II, will provide offices, meeting rooms and laboratories for support services personnel to carry out administrative functions and activities related to software development, scientific research, and the repair and development of scientific equipment for the Science and Engineering Research Council's (S.E.R.C.) telescopes on the summit of Mauna Kea. The proposed facility will be located on the parcel of land fronting on Komohana Street overlooking the UH-Hilo Campus, identified as TMK: 2-4-01:7, which is currently being subleased by UKIRT. The proposed building will be of one-story construction with a gross area of 5,215 sq. ft. The design of the building is complementary to the Phase I building and the newer buildings on the UH-Hilo Campus. A large area between the buildings and Komohana Street will be landscaped to screen the development from the street. The building site will be grubbed to the extent required for construction. Approx. 6,100 sq. ft. of land area will be covered by the building. The paved parking area and driveways will total another 1,100 sq. ft. Funds for construction are to be provided by SERC and construction is projected to begin in late 1985.

**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.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE VENTURE VEHICLES PROJECT WITHIN THE SPECIAL MANAGEMENT AREA AT KAHUKU, OAHU, Venture Vehicles/City and County of Honolulu Dept. of Land Utilization

Draft Environmental Impact Statement

Previously published January 8, 1985.

Deadline: February 7, 1985.

**NEPA DOCUMENT**

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

SUPPLEMENTAL EIS FOR PROPOSED DESIGNATION OF CRITICAL HABITAT FOR THE HAWAIIAN MONK SEAL IN THE NORTHWESTERN HAWAIIAN ISLANDS, U.S. Dept. of Commerce, National Oceanic and Atmospheric Administration

Supplemental Environmental Impact Statement (SEIS)

Previously published December 23, 1984.

Any written comments or questions on the above document should be submitted to:

E.C. Fullerton  
Director, Southwest Region  
National Marine Fisheries Service  
300 South Ferry Street  
Terminal Island, California 90731

A copy should also be sent to:

Joyce M. T. Wood  
Chief  
Ecology and Conservation District  
Room 6111, PP2, U.S. Department of Commerce  
Washington, D.C. 20230

Deadline: February 15, 1985.

**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).

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 WAIHAOLE VALLEY AGRICULTURAL PARK AND RESIDENTIAL LOTS SUBDIVISION, KOOLAUPOKO DISTRICT, OAHU, Hawaii Housing Authority

Since the submittal of the Draft EIS in June 1983, the subdivision and water systems have undergone changes. This Revised EIS has been withheld until as near an accurate description of the proposed actions was available and could be assessed for its impacts.

The proposed project involves the development of an agricultural park supplemented by a residential lot subdivision in Waiahole Valley on property acquired by the Hawaii Housing Authority from Elizabeth Loy McCandless Marks by quit claim deed on November 30, 1977. Other State land will also be required for roadways. The project site involves a portion of Waiahole Valley consisting of those lands acquired from Elizabeth Marks and some State land that is required for roadways. The project boundaries are defined generally by Kamehameha Highway (makai), Waiahole-Waikane boundary (north), the forest reserve boundary (mauka), and Waiahole Homestead Road (south). Pockets of privately-owned parcels within the project boundaries are excluded from the proposed development plans. In total, the project area comprises about 590 acres, which is about 24 percent of the entire Waiahole Valley drainage basin. The proposed action will primarily entail subdividing, leasing and providing infrastructure improvements. The proposed actions include the following:

a. Subdivision

- ° Agricultural lots--45 lots (379.4 acres); 36 lots are encumbered by existing tenancies and 9 are new additional lots.
- ° Residential lots--80 lots (40.0 acres); 47 lots are encumbered by existing tenancies and 33 are new additional lots. 22 of the 47 encumbered lots will remain in the agricultural land use district classification.
- ° Commercial lots--2 lots (0.8 acre); both are existing lots.
- ° Open space--5 lots (149.0 acres)
- ° Reservoir and booster pump sites--3 lots (3 acres)

b. Long-term agricultural and residential leases with preference to residents of record in Waiahole Valley as of March 1977. Agricultural leases include provisions for mandatory agricultural use of land.

c. Physical improvements

- ° Roads--widening, paving, realignment, new roadways, resurfacing, and bridge replacement.
- ° Drainage--roadside swales.
- ° Water--dual-use domestic and agricultural system that utilizes underground water. Water supply will be increased by 1.1 mgd over the present supply through a pending reapportionment of an existing lease between Waiahole Water Company and the State (DLNR).
- ° Wastewater--acceptable disposal systems for new lots such as cesspools below BWS "no pass" line and closed vaults above the "no pass" line.
- ° Electrical and communications--overhead electrical and telephone lines to serve all lessees; street lights along Waiahole Valley Road between the fork of the north and south branches of Kamehameha Hwy.

Total estimated cost for the acquisition and development of Waiahole Valley is \$13,100,000. Construction is scheduled to start in early 1985, with completion of improvements in late 1986.

Status: Currently being processed by the OEQC.

NOTICE

The Agricultural Stabilization and Conservation Service (ASCS) of the U.S. Department of Agriculture is preparing an environmental impact statement (EIS) to identify the environmental consequences associated with certain commodity farm programs which may result in cropland acreage adjustments. The ASCS has requested that appropriate state and local agencies be informed of the preparation of this document.

The notice of intent to prepare the EIS was published in The Federal Register, Volume 49, No. 116, Thursday, June 14, 1984.

**SUMMARY:** In accordance with Section 102(2)(C) of the National Environmental Policy Act of 1969, the regulations issued by the Council on Environmental Quality implementing Section 102(2)(40 CFR Part 1500), and the regulations issued by the Agricultural Stabilization and Conservation Service which relate to Environmental Protection (7 CFR Part 799), the Agricultural Stabilization and Conservation Service, U.S. Department of Agriculture, gives notice that an environmental impact statement will be prepared for commodities for which production adjustment programs may be established. Those commodities include: corn, sorghum, oats, barley, wheat, rice, upland cotton, and extra-long staple (ELS) cotton. In accordance with the procedures for preparing an environmental impact statement, comments are being sought with respect to environmental factors to be considered in connection with implementation of production adjustment programs for these commodities.

**SUPPLEMENTARY INFORMATION:** A draft environmental impact statement covering commodities for which production adjustment programs may be established by the Department of Agriculture will be prepared and will be circulated for review by agencies and the general public. The Agricultural Stabilization and Conservation Service invites the preparation of such a draft environmental impact statement. The draft environmental impact statement will be prepared by Mr. Phillip N. Yasnowsky, Agricultural Economist, Agricultural Stabilization and Conservation Service, Washington, D.C. The environmental impact statement is to serve as a means of assessing the environmental impact production adjustment programs which may be implemented for these commodities.

Generally, proposed scope of the environmental concerns includes:

**SOIL**

1. Erosion---loss of topsoil

2. Contamination
  - a. Pesticide
  - b. Fertilizer
  - c. Salinization
- B. WATER
  1. Sedimentation
  2. Salinization
  3. Organic waste pollution
  4. Nutrient pollution
    - a. Nitrogen
    - b. Phosphorus
    - c. Other
  5. Toxic pollution
    - a. Herbicides
    - b. Insecticides
    - c. Fungicides
  6. Ground water depletion
- C. AIR
- D. FISH/WILDLIFE HABITAT
- E. ENERGY CONSERVATION/PRODUCTION
- F. ECONOMIC
- G. SOCIAL

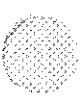
For each commodity for which a production adjustment program may be established, a production range will be chosen which is broad enough to cover all likely Agricultural Stabilization and Conservation Service program determinations for the commodities. The environmental concerns listed above will be applied to each of the commodities. Individuals or agencies with specific information, studies, or publications which might help in the preparation of this statement are encouraged to submit such information.

Please submit your comments and material directly to:

Director, Program Analysis Division  
Agricultural Stabilization and  
Conservation Service  
P.O. Box 2415  
Washington, D.C. 20013

The deadline is February 15, 1985.

If you have any questions, please contact Mr. Phillip N. Yasnowsky, at (202) 447-9223.



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