

# OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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No. 08

## 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 contact. 30 days are allowed for a request to be a consulted party.

REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR MELEMANU WOODLANDS PHASE III AT WAIPIO, EWA, OAHU, Mr. John D. Chanin, Trustee for Headrick Development, Inc./City and County of Honolulu Dept. of Land Utilization (DLU)

An option exists for Towne Realty, Inc. to develop 70+ acres of land located within Waikakalaua Gulch, MAUKA OF H-2 Freeway, Waipio, Ewa, Oahu, identified as TMK: 9-5-02:4, 6 and Portion 11. This land is currently held by Mr. John A. Chanin, Trustee for Headrick Development, Inc., which is bankrupt. It is proposed through this option to submit an application to the City and County of Honolulu for change of zone on the subject 70+ acres from its existing agricultural zoning to R-6 Residential Zoning. Upon the change of zone approval by the City and County of Honolulu's City Council, an application for a Planned Development Housing (PD-H) will be sought from the DLU. The project is known as Melemanu Woodlands Phase III and follows on the previous development of Phases I and II farther down Waikakalaua Gulch, on the makai side of the H-2 Freeway. The EIS will

describe the history of the property, the background of the project and its relation to earlier phases, and previous land use approvals granted. The proposed Planned Development Housing will provide a maximum of 1,100 units. Units will vary to include townhouses, 2-story flats, and 6-story apartments. In addition to the new dwelling units, the project will also provide 5.6 acres of park site and commercial space for a convenience center. The project will be phased and, tentatively, ultimate development is anticipated to take approx. 5 years. The EIS will describe development phasing, as well as the positive urban design elements of the proposal. The project will entail grading as well as on-site construction of roadways, a drainage system, water system, connection to existing sewer systems and underground electric, telephone and cable systems.

Contact: Gray and Hong Associates, Inc.  
119 Merchant Street  
Honolulu, HI 96813

Deadline: May 23, 1985.

### 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 for 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

ALA MOANA RECONSTRUCTED SEWER, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project involves installation of a 30-in. sewer on Auahi St. between South St. and Keawe St. in Kakaako, Honolulu, identified as TMK: 2-1-55 and 57. The objective of the project is to provide adequate sewer capacity for the Central Business District of Honolulu and its vicinity. Installation of the proposed sewer will allow proposed developments conforming with the current Zoning Map and the Development Plan Land Use Map to be constructed by relieving an existing inadequate sewer on Ala Moana Blvd. Under the proposed project, approx. 510 lineal ft. of 30-in. vitrified clay pipe will be installed at an invert depth of approx. 16 ft. below the road surface on Auahi St. between South St. and Keawe St. Surface elevation of Auahi St. at the project location is approx. 4 ft. above mean sea level. Installation of this sewer will permit the flow in the 24-in. sewer on South St. to be diverted into an existing 78-in. sewer (East End Relief Sewer) on Keawe St.; thereby, relieving the surcharged condition in the 36-in. sewer on Ala Moana Blvd. between South St. and Keawe St. The existing East End Relief Sewer serves the area from Nuuanu Valley to Nui Valley. After diversion, the resulting existing peak flow in the surcharged sewer will be reduced from 11.4 million gallons per day (mgd) to 8.3 mgd. Since the capacity of the Ala Moana sewer is 10.6 mgd, the residual capacity of 2.3 mgd will be adequate to accommodate future increases

from the tributary area as determined from the Development Plan Land Use Plan population densities. The proposed 30-in. sewer with a capacity of 8.35 mgd has been sized to accommodate the projected peak flow of 5.86 mgd. The proposed sewer will be installed in accordance with the City and County of Honolulu standards. Estimated cost of the proposed project is \$200,000. Construction work is projected to start in April 1985 and estimated to be completed within 6 months thereafter.

WAIANAE SANITARY LANDFILL CLOSURE, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

The Waianae Sanitary Landfill (WSLF) is a 30-acre site owned by the City and County of Honolulu. It is located mauka of Waianae Intermediate School and is identified as TMK: 1-8-5-3:1. The landfill receives refuse from City municipal collection trucks and domestic households but does not accept refuse from commercial establishments and private collectors. The WSLF was originally a site used for open dumping. Since 1971, the site has been operated as a sanitary landfill by the City and County of Honolulu, Dept. of Public Works, Division of Refuse Collection and Disposal. The WSLF which is quickly nearing its recommended capacity, is expected to close in 1985. In order to comply with State Department of Health requirements for the proper closure of the landfill, improvements will be made to the site, including final grading and placement of a minimum of 2 ft. of cover material over the entire landfill, topsoil and revegetation, and installation of leachate and methane gas monitoring wells. The project will use \$250,000 in 10th year CDBG funds for construction. A refuse convenience center will be built on a portion of the landfill site to serve as an intermediate disposal site for household refuse, with final disposal at the privately-operated Palailai Sanitary Landfill. City collection trucks will be rerouted to Palailai.

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.

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

Revised Environmental Impact Statement

The applicant proposes to establish an outdoor recreational facility centered around the rental of Off-Road Vehicles (ORVs) at Kahuku, Oahu, TMK: 5-6-3:10. Consideration has been given to including controlled camping on the site, although no formal plans for this activity have been developed. Use of the site for controlled camping would not be compatible with present or proposed ORV operations, and would therefore require substantial alteration in the project design as presented in this Revised EIS. The project site consists of dunelands extending from limestone outcrops at the shore to the generally flat terrain of the old Kahuku Airfield. South of the old runway and taxi strips is an area of ironwoods within which would be located the proposed improvements. Alterations and construction within the dunelands would be limited to such measures as required to prevent access by ORV's to Conservation District lands and sensitive dune areas. Improvements proposed for the site include a ticket office (360 sq ft), pavilion and restrooms (3,500 sq ft), security

cabin (500 sq ft), maintenance facility (800 sq ft), and petrol storage area. The site can be reached by a private, paved roadway. An existing parking area can accommodate up to 30 vehicles. Cost of improvements, including utilities, is estimated to be approx. \$200,000. Utilities such as water and electricity are presently available to the site. Water comes from an on-site well. Sanitary sewers are not available so sewage would have to be handled by an on-site system. Much of the property (except the mauka panhandle and the coastal dunes) would be devoted to use by All-Terrain or Off-Road Vehicles, rented on an hourly basis for outdoor recreation. The All-Terrain vehicles have three wheels, 8 1/2 horsepower engines and weigh less than 300 pounds. The vehicles are governed to operated at low speed (max. 15 mph). Venture Vehicles presently has 20 ORVs. The total number of vehicles proposed is 30. The facility would remain open from 9 am to 6 pm, 7 days a week. The present overall average use rate is estimated to be between 4 and 7 ORVs per hour (based on an average of 270 hours per month operating time), with the lower value most typical of wet months, and the higher value typical of the summer period. The clientele is estimated to be 50% Oahu residents and 50% visitors. Access by Venture Vehicles ORVs to Conservation District dunelands and the shoreline would be prevented by barriers constructed for this purpose. A system of barriers presently exists to establish the ORV operating area. These barriers include high mounds of soil along the property line where these cross the open runway areas, and a cable strung along the makai boundary to prevent ORVs from entering the Conservation District. Improvements are planned for the latter barrier. No use of public funds or lands are involved in the proposed action. The land is presently being used as described, although the various improvements (excepting barriers to limit access to and from the designated ORV area, and the ticket sales office) proposed have

not been constructed. Several permits and/or variances required are pending completion and acceptance of the Revised EIS.

Status: The Revised EIS was accepted by the Dept. of Land Utilization on April 10, 1985.

#### NEPA DOCUMENT

The following document has 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.

U.S. DEPT. OF THE ARMY PERMIT APPLICATION FOR THE WAIKOLOA BEACH RESORT ANCHIALINE PONDS, WAIKOLOA, SOUTH KOHALA, HAWAII, Transcontinental Development Co. and Atpac Land Co./ U.S. Army Engineer District, Honolulu

Draft Environmental Impact Statement

Previously published April 8, 1985.

Written comments on this Draft Environmental Impact Statement are to be sent to:

Colonel Michael M. Jenks  
District Engineer  
Corps of Engineers  
U.S. Army Engineer District Honolulu  
Ft. Shafter, Hawaii 96858

Deadline for comments: May 20, 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).

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.

JOINT FEDERAL-STATE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR WEST BEACH, HONOULIULI, EWA, OAHU, West Beach Estates/U.S. Army Corps of Engineers, Honolulu District and City and County of Honolulu Dept. of Land Utilization

Previously published April 8, 1985.

This EIS is also available for review at the Ewa Beach Community-School, Mililani, Waianae and Waipahu Libraries.

Deadline: May 23, 1985.

KAPAA QUARRY PHASE II PROJECT, KAPAA VALLEY, KOOLAUPOKO, OAHU, Ameron HC&D/Dept. of Land and Natural Resources

Previously published April 8, 1985.

This EIS is also available for review at the Kailua and Waimanalo Community-School Libraries.

Deadline: May 8, 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.

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

Previously published April 8, 1985.

Status: Accepted by Governor Ariyoshi on April 17, 1985.

FINAL EIS FOR HULEIA BRIDGE REPLACEMENT AND APPROACHES, LIHUE, KAUAI, U.S. Dept. of Transportation, Federal Highway Administration

Previously published April 8, 1985.

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

Status: Accepted by Governor Ariyoshi on April 10, 1985.

NOTICES

PROPOSED AMENDMENT TO THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT EXEMPTION LIST

Previously published April 8, 1985.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Your comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila St., Room 301  
Honolulu, HI 96813

The deadline for comments is May 8, 1985.

PROPOSED AMENDMENT TO THE STATE DEPARTMENT OF TRANSPORTATION EXEMPTION LIST

Previously published April 8, 1985.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Your comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila St., Room 301  
Honolulu, HI 96813

The deadline for comments is May 8, 1985.

PROPOSED AMENDMENT TO THE STATE OF HAWAII DEPT. OF DEFENSE EXEMPTION LIST.

Pursuant to Section 1:33 (a)(1) of the EIS Regulations, the State of Hawaii Dept. of Defense has submitted a proposed amendment to their exemption list to clarify one of the actions in Exemption Class 1 which is not clear as presently written and could lead to misinterpretation and possible misunderstanding. To clarify the action, the Dept. proposes that the Exemption Class 1, Item 9, which presently reads "Operation of tactical vehicles and other equipment at approved training areas on a daily basis and during annual training and inactive duty training," be amended to read: "Small unit operation and maneuver of dismounted troops and tactical vehicles (including other equipment) at approved training areas on a daily basis during annual training and inactive duty training." Since the Dept. is (and has been in the past) conducting operations and maneuvers of troops and tactical vehicles of small units at the training area, they feel that the proposed amended Item 9 more accurately reflects their actual actions.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Your comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

Deadline for comments is May 23, 1985.

THE HAWAII STATE PLAN REVISIONS

April 30 Kauai War Memorial Convention  
Hall, Lihue, Kauai

May 1 Pearl City Highlands Elem.  
School Cafetorium, Pearl City,  
Oahu

May 2 Kahului Library, Kahului, Maui

May 6 Lanai Community-School Library,  
Lanai City, Lanai

May 7 Kaneohe Regional Library,  
Kaneohe, Oahu

May 8 UH-Hilo Campus Center, Rm. 306,  
Hilo, Hawaii

May 13 Kealakehe Elem. School  
Cafetorium, Kailua-Kona, Hawaii

May 15 Mitchell Pauole Center,  
Kaunakakai, Molokai

May 16 State Capitol Auditorium,  
Honolulu, Oahu

Public informational meetings on proposed revisions to the Hawaii State Plan will be held throughout the State from April 30 through May 16, 1985. The meetings are sponsored by the State Plan Policy Council assisted by the State Department of Planning and Economic Development. The meetings will provide those attending with a report on the current State Plan Comprehensive Review work which will lead to State Plan revisions. The public is encouraged to attend and offer comments on preliminary draft recommendations already prepared. These draft revisions have followed months of detailed technical analysis and study to determine the current validity of the State Plan's Goals, Objectives, Policies, and Priority Guidelines, and to identify areas where new emphasis may be needed. Summaries of the preliminary revisions may be obtained at the Dept. of Planning and Economic Development; Governor's Liaison Offices on Hilo, Lihue, and Wailuku; University of Hawaii Cooperative Extension Service on Molokai; and the Lanai Community-School Library. A member of the State Plan Policy Council will preside at each meeting, with DPED staff on hand to assist. Further information on the public meetings may be obtained by calling the Dept. of Planning and Economic Development at 548-2060, or the Governor's Liaison Office on the Neighbor Islands.

Following is the meeting schedule for all islands. All meetings will start at 7:00 p.m.