

OEQC BULLETIN



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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.

DEVELOPMENT OF THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

Continued and projected population growth in the Kahului region of Maui has and will continue to stress the operating capacities of the region's public schools. In keeping with the Dept. of Education's (DOE) goal of ensuring the provision of adequate and accessible educational services and facilities, the Dept. of Accounting and General Services, on behalf of the DOE, proposes the development of a new intermediate school (Grades 6-8) for the Kahului area. Development of the proposed New Maui Intermediate School will have a significant effect upon the social and cultural environment of the Wailuku and Kahului communities. From a long-term perspective, the proposed project will assure the continued maintenance and enhancement of public education and social welfare. As part of the school development process, a site selection study will be conducted to identify potential sites for the new school. The study will be incorporated in the EIS document and impacts of developing alternative potential sites

for school use will be addressed. The proposed school will be located within the Kahului region of Maui, and its service area will encompass all of the Kahului residential areas, east of Maui Memorial Hospital, including Puunene Town and Alexander and Baldwin Inc.'s proposed Maui Lani planned community. Inclusion of the Maui Lani development extends the service area south of the existing "built-up" area. This 1,040 acre development will be a major contributor to the public school system in Kahului, with over 3,500 housing units proposed to be developed over the next 20 years. Identification of potential sites for the new school will be limited to lands within the Kahului service area. Once a school site has been selected, the new Maui Intermediate School will be developed in accordance with DOE specifications and standards. The DOE has established the following requirements for the proposed school:

- a) Type of School--Intermediate, Grades 6-8;
- b) Scheduled Opening Date--September 1989;
- c) Acreage Required--Approx. 12 acres;
- d) Design Enrollment--1,000 students;
- e) Peak Enrollment--1,200 students;
- f) Enrollment Projected at School Opening--500 students.

The proposed school facilities will include the following:

- a) Forty permanent classrooms;
- b) Four portable classrooms with space and infrastructure for an additional eight to accommodate peak enrollment;

- c) Administration building;
- d) Library;
- e) ~~Physical education facilities and play areas;~~
- f) Parking lot; and
- g) Cafeteria.

Contact: Mr. Ralph Yukumoto
 DAGS Public Works Division
 Planning Branch
 1151 Punchbowl Street
 Honolulu, Hawaii 96813

Deadline: July 23, 1985.

HONOAPIILANI HIGHWAY WIDENING AND/OR REALIGNMENT, PUAMANA TO KAA NAPALI, LAHAINA DISTRICT, MAUI, State Dept. of Transportation, Highways Division

Previously published June 8, 1985.

Contact: Department of Transportation
 Highways Division
 869 Punchbowl Street
 Honolulu, Hawaii 96813

Deadline: July 8, 1985.

PROPOSED AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN (SRCDP), MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

Previously published June 8, 1985.

Contact: Mr. Harold S. Masumoto
 Vice-President for Administration
 2444 Dole Street
 Honolulu, Hawaii 96822

With a copy to:

Ms. Marilyn C. Metz
 MCM Planning
 P.O. Box 27506
 Honolulu, Hawaii 96827

Deadline: July 8, 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 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.

KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR LOADING AND UNLOADING OF SCUBA CHARTER PASSENGERS, HANA LEI BAY, KAUAI, Ken and Linda Bail, Bubbles Below, Inc./Dept. of Land and Natural Resources

The applicants propose use of the beach north of Hanalei Pier, offshore of TMK: 5-5-1:14 in Hanalei Bay, Kauai, for loading and unloading of scuba charter boat supplies and passengers and tying-up of a boat. The applicants propose to offer sport scuba charters from Hanalei Bay to the waters off the Na Pali Coast and propose to load and unload passengers at Hanalei Beach Park, between Hanalei Pier and the Hanalei River. The boat would also be tied up at the shoreline in the conservation district for brief periods during the day for loading and unloading purposes. The rest of the times, the boat will be on tour or moored offshore. Two tours per day, with up to 6 passengers in the Radon vessel are being proposed. There will be no advertising on the beach as bookings and advertising would take place in Kapaa. Transportation of passengers will be offered and parking will be in the existing parking lot.

GENERAL PLAN AMENDMENT AND ZONING AMENDMENT FOR A 20-LOT SUBDIVISION AT NIUMALU, KAUAI, Niumalu Nawiliwili Community Planning Project, Inc./County of Kauai Planning Department

The applicant proposes to amend the General Plan designation from Agriculture to Urban Mixed Use, and zoning designation from Agriculture to Residential District (R-4) for the purpose of establishing a 20-lot subdivision for low to moderate income, elderly, Kauai born, long-time residents of Niumalu who reside on the land. The subject property (TMK: 3-2-03: Por. 8) is along the northern side of Niumalu Rd., approx. 100 ft. north of the Niumalu and Waapa Rd. intersection. The property contains approx. 5.074 acres. The project site is within the Special Management Area of the County of Kauai, and abuts Niumalu Rd., which has substandard roadway geometrics, pavement and right-of-way width.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF TWELVE PICNIC SHELTERS AND ONE STORAGE SHED, PALOLO, OAHU, Mr. and Mrs. T.E. Bonds/Dept. of Land and Natural Resources

The project consists of constructing 12 picnic shelters in strategic locations and a storage shed for gardening equipment and tools on land (TMK: 3-3-34:1) located at the east end of Pakui St. in Palolo. The total land area is 8.49 acres. Bounded by homes on the south, west and east boundary, the lot slopes between 40% to 50% in the westerly direction. For a number of years the land remained idle, but is presently being prepared for orchard use under a CDUA permit issued in 1984. The picnic shelters will be of wooden frame construction with corrugated transit roofing and no walls. The floor slab will be reinforced concrete. The storage shed will be constructed of wooden frames with corrugated metal roof

and walls, resting on a reinforced concrete slab. The shelters will be used as a rest retreat against inclement weather and hot sun while tending the orchard.

CONSERVATION DISTRICT USE APPLICATION FOR DRAINAGE, ROADWAY AND WATER IMPROVEMENTS, HALAWA, OAHU, The Queen Emma Foundation/Dept. of Land and Natural Resources

The applicant proposes to construct drainage channel, access roadway, water transmission main and reservoir improvements on lands identified as TMK: 9-9-10:06, 10 and 26 at Halawa, Oahu. The improvements are planned to serve the Halawa Valley area including the Halawa High and Medium Security Facilities, the Halawa Animal Quarantine Station and the proposed Halawa Valley Industrial Park Development. The North Tributary Improvements to the South Halawa Drainage Channel will protect the adjacent Halawa High and Medium Security Facilities and Halawa Valley Industrial Park from flooding and erosion. These improvements will consist of an inlet structure leading to a 9' high x 14' wide and 75' long reinforced concrete box culvert and a 8' high x 12' wide reinforced concrete channel. The North Tributary Channel will follow more or less the existing boundary between the Halawa High and Medium Security Facilities and Halawa Valley Industrial Park and discharge into South Halawa Drainage Channel. The Access Rd. (Crusher Rd.) improvement will connect the future 56 ft. wide crusher road of the proposed Halawa Valley Industrial Park with a secondary access to the Halawa Medium Security Facility. The improvements for 840 linear ft. of the new 20 ft. wide access road with 2" A.C. pavement will follow the existing roadway to the HECO South Halawa Substation on the north side of the existing High Security Facility. The 16-in. Water Transmission Main and Reservoir will improve service to the Animal Quarantine Station and Halawa High and Medium Security Facilities and

provide adequate water service to the proposed Halawa Valley Industrial Park. ~~The improvements to construct the water transmission main between the future 56 ft. Crusher Rd. of the proposed Halawa Valley Industrial Park and the "373" Reservoir access road will involve the relocation of 70 linear ft. of the existing 6" waterline and installation of 4220 linear ft. of 16" pipe along the access road to the Halawa Medium Security Facility and the existing 24 ft. access easement to the HECO South Halawa Substation. The water main will be installed on the north side of the existing A.C. pavement at an average depth of 5 ft. below the existing surface of the access road by excavation of a 2.5 ft. wide trench which will be backfilled and restored to its present condition. Improvements for the water reservoir and access road will involve: 1) construction of approx. 525 linear ft. of 12 ft. wide access road with 2" A.C. pavement; 2) extension of the 16" water transmission main along the reservoir access road from the existing HECO South Halawa Substation roadway; and 3) construction of a 0.5 M.G. reinforced concrete reservoir and appurtenances. Upon completion of the above improvements, all exposed areas will be grassed; and maintenance of the grassing will continue until 90 percent coverage of the area has taken place. Construction plans for the above improvements, which will comply with City standards, are being reviewed for approval by the City Division of Engineering and Board of Water Supply.~~

PROPOSED RELOCATION OF A READY MIX CONCRETE OPERATION WITHIN THE SPECIAL MANAGEMENT AREA (SMA) AND MODIFICATION OF THE EXISTING PLANT, KALIHI-KAI, OAHU, Ameron HC&D/City and County of Honolulu Dept. of Land Utilization

Ameron HC&D proposes to relocate its ready mix concrete operation from 811 Middle St. to 2344 Pahounui Dr. which is within the SMA. The 4.175-acre site is off the Sand Island Access Rd. and includes TMK: 1-2-23:13 owned by the

S.M. Damon Estate and TMK: 1-2-23:50 and 51 owned by the State of Hawaii. ~~The applicant will utilize 92,944 sq. ft. of the 146,804 sq. ft. Damon Estate parcel for the ready mix concrete plant (the remaining 53,860 sq. ft. will be utilized by Hawaiian Bitumuls & Paving Co., Ltd.). The Pacific Concrete and Rock plant presently existing on the property will be modified for partial use by the applicant. The State owned land along the State access road to the shoreline area of Keehi Lagoon totals 35,061 sq. ft. and averages approx. 55 ft. wide by 700+ ft. in length. Due to the slowing down and uncertain outlook of construction activity, the firm has decided to scale down its operations to a smaller area to achieve economy in operating costs. Since the ready mix plant already exists on the site, no extensive new construction is anticipated as the use of the site and facility remains the same, to wit, a batching plant for ready mix concrete. The character of the facility will essentially remain unchanged. The modifications will be made on an incremental basis in order not to disrupt operations. The improvements which are to be performed include:~~

1. Relocate 12 cubic yds. concrete pre-mixer from Middle St. plant.
2. Increase capacity of existing overhead aggregate storage bunkers from 600 tons to 1000 tons, and relocate aggregate weigh batchers from Middle St. plant.
3. Construct new 240 sq. ft. motor control center electrical vault.
4. Construct new 1900 sq. ft. shop bldg. in new location as existing maintenance shop bldg. will be torn down, and refurbish existing test lab.
5. Construct new 200 sq. ft. electrician's room.
6. Enclose 1000 sq. ft. of 2nd floor space of existing administration bldg., and upgrade restrooms.
7. Relocate Envir-o-matic system for process water treatment and recycling.

8. Install new chain link fencing along State access road makai (rear) of lot, and continue miscellaneous improvements to drainage piping and a.c. paving.
9. Miscellaneous equipment and structural additions.

Some minor renovations have already started under a "Minor Use Permit" to prepare for the complete relocation of the Ameron HC&D operations by a November 1985 target date so that service to the industry may not be interrupted. The project area is located in Kalihi Kai and lies makai of Nimitz Hwy. Being part of the Pahounui Subdivision, its principal access is the Sand Island Access Rd. The general area is classified as "urban" by the State Land Use Commission. The City and County of Honolulu Development Plan designates the area as "industrial" and the zoning for the project site is "I-2, Heavy Industrial." The surrounding area is heavily industrialized.

PROPOSED RELOCATION OF AN ASPHALTIC CONCRETE PLANT TO A SITE WITHIN THE SPECIAL MANAGEMENT AREA (SMA), KALIHI-KAI, OAHU, Hawaiian Bitumuls and Paving Co./City and County of Honolulu Dept. of Land Utilization

Hawaiian Bitumuls and Paving Co. proposes relocation of its asphaltic concrete batching plant facility from its present location at 248 Sand Island Access Rd. to nearby site within the SMA located at 2344 Pahounui Dr. The project site is a portion of a 146,804 sq. ft. parcel (TMK: 1-2-23:13) owned by the S.M. Damon Estate and leased by Ameron HC&D; and a portion of a 24,036 sq. ft. parcel under permit from the State Harbors Division (TMK: 1-2-23-51). The applicant has a rental arrangement with Ameron HC&D for use of 53,860 sq. ft. of the Damon Estate property. Ameron HC&D will use the remaining 92,944 sq. ft. for its ready mix concrete batching plant which will be relocated from a Middle St. site. The normal truck entry from the rear of the property will be via a State access

road over the State lands. Hawaiian Bitumuls and Paving Co.'s relocation from its present 5.4304 acres to an area just over one acre would result in more efficient use of scarce industrial lands and cost savings. Presently, the area consists mainly of storage areas, repair and maintenance shops, storage bins, and a small special concrete batching plant. Most of the structures now on the site will be cleared. The proposed facilities on Pahounui Dr. will include the following:

1. Ground level storage stalls for crushed rock; each stall will hold a volume of approx. 200 tons of live storage.
2. A recovery conveyor system.
3. A 300 ton per hour capacity drum mix asphaltic concrete production plant with a dry dust collector (baghouse).
4. Two elevated surge bins to hold the mixed asphaltic concrete.
5. An asphaltic emulsion manufacturing plant and lab including a sheet metal storage shed and storage tanks.
6. Two truck service bays with only a roof.
7. A 57' long trailer to serve as the plant office.

The entire plant area, save the small areas for landscaping, will be repaved. The ground contours will not be changed; rainfall drainage will not be altered and runoff will continue to discharge into existing drainage courses. There will be no on-site disposal of waste materials. The products and services provided to clients include: sale of asphaltic concrete paving mix; furnishing and installing asphaltic concrete pavement; and sale of emulsified asphalt to other contractors. The applicant has a license for a 1.476 acre lot, TMK: 1-2-23-34, from the State which is located 750 ft. from the project site. It will be used for storage and parking purposes in conjunction with its proposed plant relocation. The entire area is designated urban by the State Land Use Commission. The project area is shown as industrial on the City's

Development Plans and is zoned I-2, Heavy Industrial. The asphaltic concrete plant activity is similar in nature to the existing ready mix concrete plant on the project lot.

MAUI

LAHAINA INTERMEDIATE SCHOOL LAND ACQUISITION FOR ACCESS ROAD, LAHAINA, MAUI, Dept. of Accounting and General Services for the Dept. of Education

The State is currently planning a new elementary school adjacent to the existing intermediate school. The present vehicular access to the school is from Lahainaluna Rd. The construction of the proposed elementary school will require an additional vehicular access. The State proposes to acquire a parcel of land adjacent to the existing intermediate school site for such a road. This parcel contains 5,034 sq. ft. and is identified as Lot 148 of Kelawea Mauka III Subdivision, Phase I, TMK: 4-5-33:13. The project will provide the school with an additional access road that will allow more effective planning of the existing intermediate school and proposed elementary school. It will also enable the school to better implement its programs in accordance with the Educational Specifications.

HAWAII

CONSTRUCTION OF A KONA FLIGHT KITCHEN FACILITY AT THE KEAHOLE AIRPORT, KONA, HAWAII, United Airlines/State Dept. of Transportation, Airports Division

United Airlines is proposing the construction of a small flight kitchen facility at the Keahole Airport in Kona, to provide food services to its island flights. The proposed flight kitchen facility will be approx. 122' long, 82' wide, and 16' from the finished floor to the eave line. The effective floor area will be about 9400 sq. ft., and the

structure will be rigid frame, metal roof deck, with CMU masonry walls. The floor will be concrete slab on grade. With the exception of two sloped ramps in front of loading docks, existing grading shall not be altered. The proposed project site is identified as TMK: 7-3-43 Por. of 3 and lies within the existing civil airport boundary. The site is located at the southeast corner of the General Aviation Parking Area, east of Taxiway "A". This area is currently used for small airplane parking, traffic and commercial cargo storage and distribution. The existing area consists of 2 small Aircraft "T" Hangers and an air cargo building with loading docks. The paved adjacent north and east areas are used for taxi and parking for private aircraft. To the south is an existing cargo facility. The flight kitchen will cover approx. 1/3 of the total lot area.

CONSTRUCTION OF PROPOSED IMPROVEMENTS AT KAEI HANA II INDUSTRIAL SUBDIVISION, KAWAIHAE, HAWAII, Dept. of Hawaiian Home Lands

The project involves improvement of the 2.858 acre Lot B-4 with two 40'x175' warehouse buildings and one 55'x90' general purpose/industrial building with paved driveway and parking areas. The property will be landscaped. The improvements require grading a driveway and leveling two sections for the buildings. This will involve cutting, filling, and grading with a bulldozer. Following site preparation, the cesspools will be installed, roadway and parking areas paved, reinforced concrete pads poured and the steel frame building erected. Trees and appropriate plants will be planted to provide shade and visual esthetics. The project is located approx. one mile from the Kawaihae Harbor and is Lot B-4 in the Dept. of Hawaiian Home Lands Kaei Hana II Industrial Subdivision, TMK: 6-1-06:15. This parcel is zoned general industrial and allows the proposed uses. There are presently six general

lessees in the subdivision who have already developed similar warehouse-type operations.

EIS SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR WEST BEACH, HONOULIULI, EWA, OAHU, West Beach Estates/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a resort complex on 642 acres situated in Honouliuli, Oahu. The northern boundaries of the project follow along Farrington Hwy. except for an area which abuts the existing Honokai Hale and Nanakai Gardens residential subdivisions located along Farrington Hwy. The eastern boundaries of the property abut agricultural lands formerly planted in sugarcane and existing undeveloped lands. The southern boundaries of the site abut the existing Malakole barge basin (site of the Barbers Pt. deep draft harbor which is currently under construction). The western boundaries follow along the shoreline from the barge basin to Farrington Hwy.

The project will consist of:

- 5,200 residential units of which 1,500 will be designated Low Density Apartments and 3,700 will be Medium Density Apartments;
- 4,000 hotel/condominium units in midrise buildings;
- 2 commercial sites of 1.9 and 15.9 acres with amusements, attractions, restaurants and specialty shops with tourist related goods and service as well as a convenience shopping area;
- 4 oceanfront lagoons and newly created sandy beaches. The new lagoons, ranging in size from 2.0

acres to 5.5 acres, will provide about 13.1 acres of sheltered swimming area;

- an 18-hole golf course with a driving range and a clubhouse;
- a 42.2 acre marina with about 500 slips for pleasure and commercial boats at the southern tip of the project adjacent to the Barber's Pt. Deep Draft Harbor;
- Tennis facilities;
- Beach and Yacht Clubs;
- a Hawaiian Cultural Center;
- 4 parks totaling approx. 50 acres; and
- a Historic railroad.

The generic EIS for this project was accepted by the City and County of Honolulu Dept. of Land Utilization. This document scopes the impacts of the proposed action at a level of planning that provides the additional detail necessary to evaluate more fully and comprehensively, the future plans that have been developed as recommended. The supplemental data in this document attempts to clearly identify significant impact areas, alternative methods which will eliminate or reduce the degree of adverse impacts, and identify significant environmental issues to be incorporated into final design planning. This document was prepared as a dual purposed document to satisfy both National Environmental Policy Act and Chapter 343 HRS requirements. As such, this document was submitted for joint, concurrent review during the draft stage but will follow independent final review processes of the respective Federal and State acceptance procedures.

This Final Supplemental EIS is also available at the Ewa Beach Community-School Library.

Status: Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

AMENDMENTS TO EXEMPTION LIST FOR THE
DEPARTMENT OF DEFENSE

Exemption Class #1:

AS APPROVED BY THE ENVIRONMENTAL COUNCIL
June 19, 1985

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.

Pursuant to EIS Regulation 1:33, the following type of action, where it falls within the given class of action, shall generally be exempt from requirements regarding preparation of an environmental assessment, negative declaration, or EIS:

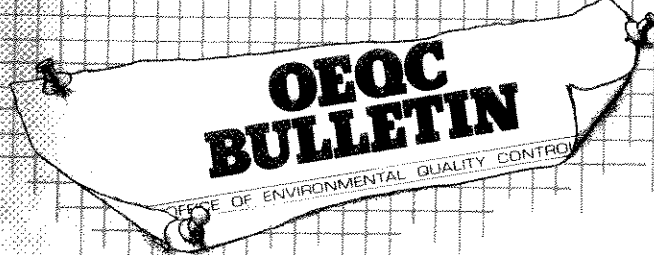
- 9. Small unit operation and maneuver of dismounted troops and tactical vehicles (including other equipment) at approved training areas on a daily basis during annual training and inactive duty training.

Amendment to item 9 of the list approved on September 28, 1979.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: July 17, 1985
Time: 5:00 p.m.
Place: State Capitol, Senate
Conference Room #3, 2nd Floor
Honolulu, Hawaii

550 HALEKAUWILA STREET, ROOM 301, HONOLULU, HAWAII 96813.



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