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OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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GOVERNOR

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

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

COMMUNITY FACILITY FOR THE URBAN HOMELESS, HONOLULU, OAHU, City and County of Honolulu, Dept. of Housing and Community Development

The proposal involves development of a facility for the urban homeless, i.e., "street people", to be operated by the Institute of Human Services (IHS). The subject parcel TMK: 1-5-9:2, is state lands located in Iwilei, Oahu, adjacent to the City Morgue. The subject site is bounded by Iwilei Rd. and Sumner St. and will be leased to the City for 55 years. The City will sublet the property to a nonprofit entity, Pu'uhonua Nonprofit Corp. (PNC) who will develop the facility. Upon completion, PNC will lease the building to the IHS to operate. The ground floor, approx. 8,184 SF, will contain a multi-purpose room, kitchen, shower, bathrooms, meeting rooms, office, laundry, utility storage rooms, parking spaces and lanai. The second floor, approx. 5,184 SF, will contain a multi-purpose room, shower, storage and counseling rooms. The proposed facility will provide a new location for the IHS drop-in center. It currently operates in a building located on Beretania St. in the Pauahi Urban Renewal Area - Block "A" which is scheduled for demolition in November 1985. IHS intends to provide food, clothing, referral services to various social agencies, employment referrals, social and recreational activities, counseling services and mail services. Funds from the Community Development Block Grant Program will be utilized for architectural, engineering and construction of the community facility structure.

CONSERVATION DISTRICT USE APPLICATION FOR A NEW GOLF HOLE AT THE OAHU COUNTRY CLUB, NUUANU, OAHU, Oahu Country Club/Dept. of Land and Natural Resources

The applicant, is submitting a Conservation District Use Application to enable the construction of approx. one-half of a golf hole on approx. 5 acres within the lands owned by the Oahu Country Club. The subject property is identified by TMK: 1-9-06: por. 01. The applicant proposes to implement a driving range within the existing golf

course. The driving range will be located on what is now the 17th hole. The 17th hole, consequently, must be relocated to make room for this improvement. The planned corridor for this 17th hole will encroach into the Conservation District. The project will be implemented in two stages--build the new 17th hole (allowing the existing golf course to function undisturbed and cause no disruption to club members) and, when this work is completed, abandon the existing 17th hole for the new one and build a driving range in the area of the existing 17th hole. The new 17th hole will cross over the Urban District boundary into the Conservation District approx. halfway down its length. The entire aforementioned driving range is well within the urban boundary. This fairway and greensite area will consist of an area approx. 150' x 900' of maintained turfgrass. Some leveling of the topography will be necessary mainly at the greensite, but the intent is to follow the existing contour of the area as much as possible. Approx. 6 sand bunkers will be added and a few accent trees will be placed to complement the existing vegetation.

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.

LANDFILL AND WATERCRESS FARMING OPERATION AT WAIAWA, OAHU, Watercress of Hawaii, Inc./City and County of Honolulu Dept. of Land Utilization

Preparation Notice

The applicant proposes a development on 36.9 acres of mostly wetland environment. The purpose of the development is to expand existing agricultural use of the site. The proposed project is located on TMK 9-6-03: parcels 4, 5, 26-38 (excluding 30 & 35), between Middle Loch of Pearl Harbor and Leeward Community College. The land lies between the old railroad right-of-way and Waiawa Rd. in Pearl City on O'ahu. Only about 27 acres would be altered, and of this area, 5 acres are presently utilized for watercress production while the remaining acreage is in mostly non-productive uses. The basic cropping system of the expanded developed acreage would be centered upon watercress on an incremental basis from an existing 5 acres to 20 acres over a period of about 10 years. Other cropping systems, auxiliary roads and barriers, flood plains, process servicing units, and housing facilities complete the overall land-use plan. The site is particularly well-suited to watercress cultivation because of the availability of artesian spring water on the property. However, watercress cannot be grown in the existing wetland after clearing, because the low elevation of the marsh is not conducive to the water flow requirements of watercress and the lowland would be susceptable to salt incursion. The existing 5 acres in watercress production is distributed around the mauka boundary of the wetland at elevations which allow the fields to drain into the marshland. Thus, field preparation, consisting principally of raising the elevation of the 20-acre watercress unit, will be required. This task must consider, 1) that current watercress production will not be disrupted; 2) that the quality and quantity of spring water remain constant; and 3) that land filling, grading and bedding, and drainage follow prescribed standards and government regulations. Tentative estimates place the required fill material at between 120,000 and 175,000 cu. yds over approx. 20 acres of the property. As the landfill progresses, the elevation of

existing watercress plots would also be raised. Landfill management will be provided by Landsend, Inc. by agreement with Watercress of Hawaii. Landfill materials will be derived from demolition and land clearing/excavation debris only. That is, no garbage, industrial wastes, or hazardous wastes would be accepted. The material can be characterized as consisting of approx. 25% concrete and rock, 30% soil, and 45% wood and other building material. The projected time frame for the landfill operation is from two to 10 years in keeping with the agricultureal development schedule. Actual progress of the fill will be dependent upon type and kind of available land-fill materials, timeliness in terms of delivery schedules, and the actual volume of material required. The major impacts identified include the conversion of a natural, although of generally poor quality, wetland to agricultural use; noise, traffic and dust problems associated with transport of till to the site; as well as the potential generation of leachate from construction materials. The leachate would probably directly enter upper Middle Loch of Pearl Harbor. The new agricultural land would be devoted to wetland crops, and the overall nature of the proposed cropping and water distribution systems (including a flood corridor) could, on balance, improve the quality of the wetland environment within the project area.

Contact: Mr. Eric Guinther
970 Kalaheo Avenue
Suite A300
Kailua, HI 96734

Deadline: October 23, 1985.

CONSTRUCTION OF AN ATTACHED CLUSTER HOUSING DEVELOPMENT ON LANDS ZONED R-6 RESIDENTIAL, LAIE, OAHU, Mr. Ron Bangerter/City and County of Honolulu Dept. of Land Use

egative Declaration.

The applicant proposes the construction of an 18-unit two-story attached cluster housing development known as Wainani in three separate buildings and a separate caretaker's quarters and a central recreation area for a pool, spa, restrooms and a snack bar. The 117,676 SF parcel (TMK: 5-5-02:3 Lots 3, 4, & 5) is designated for Residential use on the Development Plan, zoned R-6 Residential District and within the Special Management Area (SMA). The proposed cluster development will contain three separate two-story slab-on-grade wood frame structures with hip roofs for a total of 19 units. Six attached units, plus a separate caretaker's quarters will border the northern boundary. Eight attached units will border the southern boundary. Four attached units and a storage building would be located in the central portion of the site, approx. 40 ft. from Kamehameha Hwy. overlooking the recreational area. Two parking stalls will be provided for each unit including the caretaker's quarters. Five additional parking stalls will be provided for guests. Two driveway entrances 20 ft. wide will provide direct access to Kamehameha Hwy. Interior drives and aisle space will be paved. The site is located diagonally south and across the highway from the Polynesian Cultural Center.

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.

ADDITIONAL U.S. MARINE CORPS (USMC) TRAINING AREAS AT BELLOWS AIR FORCE STATION (AFS), HAWAII, Dept. of Defense, Dept. of the Air Force

Finding of No Significant Impact

The environmental assessment was

prepared in accordance with the National Environmental Protection Act of 1969. It is proposed that the existing 548 acres at Bellows AFS used for USMC training be augmented by 319 acres to meet training needs, an action which will not have a significant environmental impact. Bellows AFS is located in the City and County of Honolulu, Oahu, Hawaii. It consists of 1,571 acres and is used for military and civilian recreation, Air Force communications and U.S. Marine Corps training. The USMC training involves amphibious and air operations, as well as troop maneuvers. It is the only area available on Oahu for amphibious assault training and its proximity to MCAS Kaneohe Bay makes it cost efficient for USMC training effectiveness. The addition of 319 acres for training is proposed to alleviate this problem. No increase in the level of amphibious operations is involved. An increase in the variety of troop maneuvers and helicopter use will result. The increase of USMC training area at Bellows AFS has the potential for adverse impacts of noise on surrounding communities, damage to archaeological sites which might be eligible for the National Register of Historic Places, and disruption of activities of endangered species of birds. Mitigation and avoidance actions have been proposed for all of these possibilities. The positive environmental effects of the expansion of training areas include the fact that ground activity will be conducted over a larger area with minor increase in intensity of use and that military vehicular use of the off-station public roads will decrease in volume. It is anticipated that any controversy regarding the proposed action will be precluded by the lack of impact on the public use of the Bellows Beach and by the mitigation measures provided for environmental effects. As this is a proposed expansion of a current training area, there is no feasible alternative except no action. It is concluded that the proposed expansion of the USMC training areas at Bellows AFS will have no significant environmental impact and that it is not controversial. The lands proposed for training expansion are currently unused. Their most current use was for cattle grazing which was conducted under a lease which terminated in 1980. The expanded area will allow the following training actions: troop exercises and amphibious land training, landing zone defense, helicopter-borne assault support, and troop loading procedures and helicopter mock-ups.

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 EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, Ewa, Oahu, MSM & Associates/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to develop Ewa Marina Community, Increment II, as a secondary urban area on the Ewa Plain. The community is planned as a water-oriented residential community. The purpose of the proposed project is to benefit the public by providing: increased recreational resources both water-borne and shoreside; increased housing (3500 units) on the Ewa Plain to accommodate secondary urban area needs; more harbor facilities and boat slips;

increased public access to the Ewa coastline; increased employment opportunities in the Ewa Plain area; and increased commercial and speciality shops for the Ewa area. Environmental factors such as the shoreline recreational amenities; dry mild and sunny climate; panoramic views; and flat topography are advantageous for development of a community. The principal objective of the proposed Ewa Marina Community is to provide a planned, water-oriented residential community to serve the housing needs of a variety of income groups. Another objective of the project is to provide boating facilities which are in limited supply on Oahu. A third objective is to achieve a community utilizing the cluster/planned development approach to housing. This concept would permit mixed housing types surrounded by a greenbelt system, maximizing open space within the development. The overall Ewa Marina Community project, consists of two increments. A previous EIS was written to cover the Ewa Marina Community, in concept, and a previous supplemental EIS was written to cover Increment I. This EIS covers Increment II of the development. Ewa Marina Community Increment II is envisioned as a 307.5-acre community with a total of 3,578 dwelling units, as well as appropriate commercial and public facilities to serve the daily needs of the residents. The proposed amenities to be provided in the community include: approx. 4.9 mi. of frontage along interior waterways; approx. 115 acres of marina waters within the development; approx. 1,600 boat slips of which about 1,000 will be in the 4 major marina basins and the remaining 600 slips will be dispersed along the waterway system; park areas to include 20.3 acres of community parks to be dedicated to the City (in addition to the 30-acre Oneula Beach Regional Park which is within the project site); a 27.5-acre preservation area; provision of a greenbelt throughout the community for pedestrian and cycling uses; approx. 100,000 SF of commercial and 40,000 SF of specialty shops for the Ewa area. Densities would vary throughout the project from 5 to 33 units per acre. Provisions for off-site infrastructure to service the development will be made in concert with the City & County, State and Federal government agencies, as well as the Estate of James Campbell. The proposed project would create 25,900 lineal ft. of marina waterfront. Of the 7,300 lineal ft. of ocean frontage, 2,200 lineal ft. would be in residential use, 1,400 lineal ft. would be commercial and public facitities use, and 3,700 lineal ft. would be devoted to park and preservation uses. Presently, 2,500 of the 3,200 lineal ft. is the existing Oneula Beach Park. The marina entrance channel at the shoreline would be 400 lineal ft. wide. Increment II would be comprised of 16 residential parcels, 5 commercial and public facilities parcel, and the 2 proposed park sites and 1 preservation site. The residential and commercial parcels will be sold to subdevelopers/builders who in turn will subdivide respective parcels for residential and commercial developments. Parcels will be marketed as subdivision tract map approvals are obtained from the City & County of Honolulu. To a large extent, the timing for subdivision construction will be contingent upon prevailing market conditions. Construction for Increment II is scheduled to begin in 1987. This EIS is also available for review at the Ewa Beach Community/School Library.

Deadline: November 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.

FINAL EIS FOR THE DEVELOPMENT OF KAWAIHAE BOAT HARBOR, KAWAIHAE, HAWAII, State Dept. of Transportation, Harbors Division

The project involves construction of a

small boat harbor consisting of a detached breakwater, revetted moles, interior mole, wave absorber, navigational channels, attendant onshore facilities including parking areas, administrative building, commercial areas, launching ramps, and berthing slips. The small boat harbor is proposed for construction at Kawaihae on the northwest coast of the County of Hawaii adjacent to the existing deep-draft harbor in Kawaihae Bay. This location is convenient to the majority of anticipated users and is accessible to existing highways and other infrastructure including power and domestic water. The proposed harbor, which is based on a Corps of Engineers Plan, would alter the existing condition of the 33-acre project site from a shallow sedimented, recently altered reef and dredged basin area to a permanent light-draft vessel harbor complex consisting of revetted land areas, channels, turning basin, and berthing sanctuaries. The oceanographic regime of the new harbor may substantially differ from the existing conditions. The natural bathymetry of the project area will be permanently altered by filling and dredging operations. Also, the completed harbor structures are intended to slow and deflect existing sluggish wind-generated currents, and provide shelter to small boats from the wave and surge regimes of the area. Turbid water will continue to be trapped on the south side of the partially completed breakwater of the proposed harbor, and an increase in turbidity may occur on the south side of the completed small boat harbor. This turbidity can be greatly reduced by controlling wind-borne sedimentation and constructing sediment traps for major drainage ways. The harbor will be designed so that there will be no significant restriction of the already poor water circulation in the basin. Noise and hydrocarbon emissions generated by construction equipment will be temporary, and impacts will be minor since the area is sparsely populated. Noise and hydrocarbon emissions will be generated by boats and vehicles utilizing the completed harbor. Increased sedimentation on the harbor floor because of reduced wave action and project dredging and filling operations may result in the replacement of the already depauperate marine fauna by other organisms more tolerant of a sediment bottom. Complete harbor structures such as moles, breakwaters, etc., should serve as favorable habitats to many fish species, some corals, algae, and other invertebrates. The proposed harbor will accommodate approx. 300 small crafts within a 33-acre berthing basin adjacent to 20 acres of onshore facilities and harbor structures. Harbor features include an existing main access channel and turning basin which will be protected by a proposed extension of the existing northern breakwater. A revetted mole on the southern end of the harbor and an off-shore breakwater will protect a secondary access channel. Projecting into the interior of the harbor will be a wave absorber at the end of a proposed interior access mole. Onshore facilities will include access road, parking, dry storage area, launching ramp, administration building, fueling dock, boat repair area, landscaping, and irrigation. Five phases of development are recommended to provide orderly sequences of construction of the harbor.

This Final EIS is also available for review at the following libraries on Hawai'i: Bond Memorial, Kailua-Kona, and Thelma Parker Memorial/Waimea Area.

Status: Currently being processed by OEQC.

FINAL EIS FOR SEWER TUNNEL RELIEF, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

Progressive structural degradation, declining capacity, and difficulty in maintenance of the existing Manoa-Kaimuki Interceptor Sewer pose a potential threat to public health and safety. To alleviate this problem and

adequately serve the existing and projected needs of the public, a new Sewer Tunnel Relief is proposed. The proposed project shall include construction of the new relief sewer which is divided into four increments. The project corridor extends from the intersection of South Beretania St. and Ward Ave. (beginning of Increment 1-B) to the intersection of Keanu St. and Palolo Ave. (end of Increment 4) in Kaimuki. Two alternative alignments have been considered for Increment 4, through the Saint Louis High School/Chaminade University campuses. The preferred alignment is designated the "Mauka Route," which would begin near the intersection of Dole St. and Kanewai St. The tunnel would straddle residential lots to St. Louis Dr., near Kaminaka St., continue across the Saint Louis High School/Chaminade University campuses, under an existing park and interior road to the athletic field, reconnecting to the existing tunnel at Keanu St., near Palolo Ave. In addition to the four major project increments, a relatively smaller improvement is proposed along Keanu St. Major construction methods considered are the cut and cover method and tunneling. The cut and cover method represents the traditional trenching method of excavation. Tunneling is anticipated to be used for deeper excavation and where use of the cut and cover construction method would be impractical or more costly. The discussion of construction operations also includes the following topics: Portals, Shafts, and Manholes; Construction Yards and Portal Sites; Disposal of Spoils; Temporary Construction Easements; and Control of Operations. The alignnment for the Sewer Tunnel Relief involved consideration of design and maintenance constraints, ground conditions, existing obstructions, and the anticipated short-term impacts of construction along the selected route. Desired features of the proposed relief sewer include an alignment close to the existing interceptor sewer to reduce the need for an extensive diversion and collection system to convey flows to the new relief sewer, an open trench method of construction, an invert elevation above the groundwater table, and sufficient slope. In addition, the proposed Sewer Tunnel Relief will be located in public roadways or accessible easements with manholes located to facilitate easy maneuverability of vehicles and equipment for maintenance. The area proximate to the new relief sewer should not be adversely impacted by odors. Noise and the obstruction of traffic caused by construction and maintenance operations for the proposed Sewer Tunnel Relief are anticipated adverse impacts. There are a variety of land uses along the project corridor including residential, industrial, commercial, institutional, recreational and transportation facilities. Environmental impacts are examined from regional and corridor perspectives. Short-term construction related corridor impacts include those associated with economics, noise, waste spillage and dispersion, air quality, traffic, utilities, hydrology, public safety, blasting and worker safety, archaeological/historic sites and public facilities. Long-term beneficial impacts of the proposed project include the assurance of greater public health and safety conditions for service area residents and minimal maintenance requirements. The short-term or construction-related impacts will be temporary and localized. Once construction activities are completed, surface conditions will be restored to pre-construction conditions or better, with no visible impacts of the project. The proposed relief sewer will assure the continued maintenance of public health and welfare as well as facilitate achievement of City Development Pan objectives by providing the necessary additional capacity to allow growth in the Primary Urban Center. Given the present uncertainty as to specific construction methods and contractor requirements, the EIS is unable to provide detailed discussions on site specific impacts. In view of these uncertainties, therefore, a broad range of impacts are evaluated, including

probable impacts at sensitive locales such as parks, streams, and schools. Requirements for construction will be finalized during the design phase of the project (i.e., preparation of construction drawings and specifications). Moreover, the City and County's construction management program will be implemented to be responsive to corridor institutions', businesses' and residents' concerns. The project will be funded by Federal, State and County funds. The total estimated cost is $40.2 million and the projected construction time periods include 540 days for Increment 1-B and 720 days each for Increments 2, 3 and 4 respectively. Construction of Increment 1-B is projected to begin in mid 1986. This draft EIS is also available for review at the McCully-Moiliili Library.

Status: Currently being processed by the Dept. of Land Utilization and OEQC.

FINAL REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

This Final Revised EIS Addendum is also available for review at the Waianae Library.

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

FINAL EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU, Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

This Final EIS is also available for review at the Hawaii Kai Library.

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

FINAL EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU, Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

This Final EIS is also available for review at Mililani Library.

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

FINAL EIS FOR THE DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation

This Final EIS is also available at Bond Memorial (Kohala), Holualoa, Kailua-Kona, Kealakekua, and Thelma Parker Memorial (Waimea area) Libraries.

Status: Accepted by Governor Ariyoshi on September 20, 1985.