



OEQC BULLETIN

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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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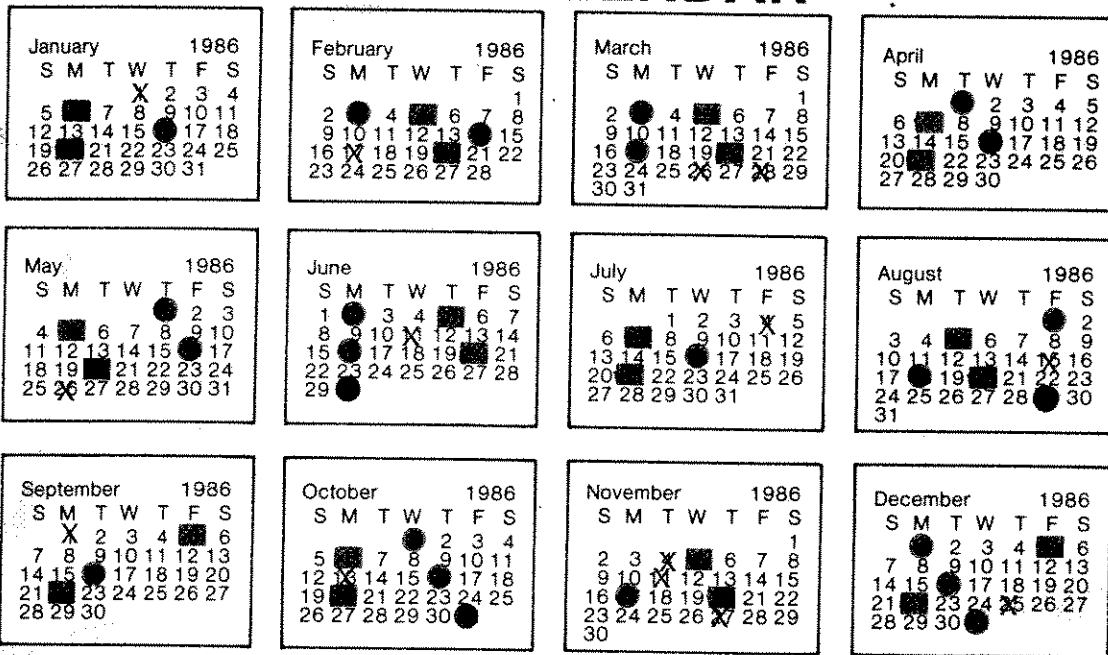
January 8, 1986

No. 01

REGISTER OF CHAPTER 343, HRS DOCUMENTS

To preparers of Chapter 343, HRS documents, a calendar of deadline dates for your information and use. **HAPPY NEW YEAR!!**

1986 CALENDAR



- Negatives and Prep. Notices due
- Official receipt days for EISs
- X Holidays

All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 115, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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.

PROPOSED WAITEC DEVELOPMENT AT KUNIA, OAHU, Waitec Development, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to develop 691.5 acres for various urban uses at TMKs: 9-4-02:30, por. 1 & 7. The resulting project would be a planned community including residential, apartment, commercial, industrial, office and recreational facilities. The applicant intends to request that the zoning of approx. 691.5 acres of land currently zoned agricultural be rezoned for the following land use categories.

1. Residential--404.6 acres. On lands designated residential the developer has proposed 3,000 units of fee simple market priced units. The units are designed to appeal to a wide range of persons in the housing market and include a) 270 prime sites with frontage along the golf course, b) 445 upgraded single family dwellings, c) 1,055 traditional single family dwellings, d) 990 starter single family dwellings, and e) 240 attached units.

2. Apartment--24.0 acres. These lands will be dedicated to the City and County of Honolulu for development of an affordable housing project. Currently the City is considering the development of a 480± unit rental project to meet the needs of the low-moderate income people in the area.
3. Commercial/Industrial Mix--34.7 acres. The designation stresses the flexible use of land allowing commercial/office/industrial uses. The developer's current thinking is to develop the site as follows subject to market studies conducted prior to the actual development.
4. Private Recreation Center--6.9 acres. A private recreation center is planned to provide additional recreation opportunities to the 10,000 persons expected to reside within the project.
5. Golf Course--168.2 acres. A golf course is planned as an open space amenity as well as to provide recreational amenities. The acreage will allow for a generous layout of an 18-hole Championship course.

Major land uses also include 21.0 acres for public parks and 32.1 acres for circulation.

Contact: William E. Wanket
1001 Bishop Street
Suite 1010
Honolulu, HI 96813

Deadline: February 7, 1986.

AMENDMENT TO A CONSERVATION DISTRICT USE APPLICATION FOR THE WAILUA RIVER HYDROELECTRIC POWER PLANT AT WAILUA, KAUAI, BBB Power Associates/Dept. of Land and Natural Resources

The applicant proposes construction of a hydroelectric power plant on Wailua River, Kauai, at TMKs: 3-9-01:1; 3-9-2:1; 12, 14, 20, 21, 31, 33; 3-9-03:9. The proposed project involves the construction of 1) Diversion structure; 2) Diversion impoundment; 3) Penstock; 4) Powerhouse; 5) Transmission lines; and 6) Access road on lands identified as TMK: 3-9-01:1; 3-9-2:1, 12, 14, 20, 21, 31 and 33; and 3-9-03:9. The project would consist of the basic hydropower features of hydraulic control and conduit structures, powerplant, transmission line, and access facilities. Near the confluence of the Stable Storm Ditch and the North Fork Wailua River, the existing culvert would be improved and the existing weir at the USGS gauging station 620 would be raised. These improvements would provide a minimum of 92 cfs higher flow into the South Fork Wailua River than under existing conditions. Improvements to the existing Stable Storm Ditch would not be required for hydraulic capacity. Access to the facilities are available along existing cane haul roads. The downstream improvements would include the principal water transmission and power development features. The concrete diversion dam, located approx. 1,000 ft. upstream of the falls, would be 23.0 ft. high and have a crest length of 400 ft. The ponded water would flood approx. 35.0 acres upstream of the dam to an elevation of 274.5 ft. msl. An intake structure adjacent to the dam would be connected to the penstock which is a combination of 4,450 ft. of 96"

spiral rib pipe and 440 ft. of 84" steel pipe. A minimum conservation flow of 10cfs would be maintained for the river. The 96" penstock would be constructed by cut-and-cover methods and, upon completion, would be completely below ground. The 84" steel penstock would be installed above the ground. The lower end of the 84" penstock, would bifurcate into 60" and 36" turbine feed pipes. The powerhouse is located approx. 3,700 ft. downstream from Wailua Falls on the left bank of the Wailua River. The powerhouse dimensions would be approx. 42 ft. (transverse to penstock) by 36 ft. Housed would be two turbine-generators with a total capacity of 6.60 Mw developing an average of 16.2 million kwh of energy annually. The plant will not be operative during periods of low flow and, as a result, no firm capacity can be provided to the existing utility system. Access to the powerhouse will be provided by existing access roads maintained by the Lihue Plantation Co. The transmission line would consist of a 12kv, 2.3 mi. long overhead pole line ultimately connected to the existing Kauai Electric Lydgate substation.

Contact: Mr. Mervyn Kimura
McBryde Sugar Co.
P.O. Box 625
Kalaheo, Kauai, HI
96741

Deadline: February 7, 1986.

WAIANAE III ELEMENTARY SCHOOL SITE SELECTION, WAIANAE, OAHU, Dept. of Accounting and General Services for the Dept. of Education

Previously published December 23, 1985.

Contact: Mr. Teuane Tominaga,
State Public Works
Engineer
Public Works Division
Dept. of Accounting and
General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810

Deadline: January 22, 1986

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. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR DEVELOPMENT OF TWO MICROWAVE RELAY SITES AT MAUNA KAPU, EWA AND WAIMANALO RIDGE, OAHU, Tel-Net Joint Venture/Dept. of Land and Natural Resources

The applicant proposes developing two microwave relay sites at Mauna Kapu, TMK: 9-2-5:13 and Waimanalo Ridge, TMK: 3-9-9:1, Oahu. The proposed 2,500 sq. ft. site at Mauna Kapu will be located at the 720 ft. elevation. Two structures are proposed, a tower

and a building. The tower is a self-supporting cross-section steel type with a buried concrete foundation. It is 130' tall with 3 faces. Each is 12' wide at the base and tapers to 33" at the top. Five antennas will be mounted at the 14-ft., 45-ft., 60-ft., 63-ft., and 125-ft. levels. Next to the tower will be a hollow tile building built to house the radio equipment. A once-a-month maintenance check is necessary. The proposed 900 sq. ft. site at Waimanalo Ridge will be located at the 1152 ft. elevation. Three structures, two buildings and a tower, will be constructed. The tower is structurally similar to the tower at Mauna Kapu. It is 55' tall with 3 faces. Each face is 3' wide at the base and tapers to 21" at the top. Two open-grid microwave dishes will be mounted at the 45-ft. level. Two steel shipping containers will be used as buildings to house Tel-Net's radio equipment. The second container is reserved for equipment of subsequent users who wish to use the tower.

MODIFICATION TO THE HEEIA LANDING SUBDIVISION AND CLUSTER, HEEIA, KOOLAUPOKO, OAHU, The McCormack Corp./City and County of Honolulu Dept. of Land Utilization

A negative declaration on the Construction of a 33-Unit Residential "Heeia Landing Subdivision" was published in the August 8, 1985 OEOC Bulletin; under the Register of Shoreline Protection Act Documents.

The applicant is proposing to modify plans for the 33-lot subdivision to a 22-lot subdivision and a 10-unit cluster. The cluster proposal allows the project to be located further away from Heeia Fishpond. The total project size will also

be reduced from 6.5 acres to 5.2 acres. The applicant must also replace an existing 18" diameter drainline with a 30" drainline. This portion of the line will traverse the Shoreline Setback Area, and so will require a Shoreline Setback Variance. Approx. 10% of additional runoff will be discharged through the proposed pipe. This may create some minor erosion problems in the immediate vicinity of the outlet. Comments will be solicited from the Corps of Engineers regarding this concern. The project site also contains lands designated Conservation.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR AMENDMENT TO AQUACULTURE USE AT KEALIA POND, MAALAEA, MAUI, U.H. College of Tropical Agriculture/Dept. of Land and Natural Resources

The proposal involves a continuation of the approved diversified agriculture usage within the Conservation District located at Maalaea, Maui, for the proposed Kealia baitfish aquaculture facility at TMK: 3-8-05:2. The earlier permit was issued to Fish Farms Hawaii, in March 1970. The only variation from the originally stated usage would be the addition of one to two wind-powered pumping systems to facilitate pond drainage. The windmills are of a simple design and should have little effect on the surrounding environment. The U.S. Fish and Wildlife Service (FWS) has been consulted in the matter to ensure there would be no adverse impact generated by the windmills in the proposed Kealia Pond Natural Wildlife Refuge. The proposed Kealia Baitfish Aquaculture Facility has the primary objective of producing

topminnows to supply the Hawaiian skipjack tuna fishery with an alternative live bait. In addition, the facility will act as research and training site for various other types of aquaculture. The project site is located at the northeastern edge of Kealia Pond within the boundaries of the proposed Kealia National Wildlife Refuge being planned by the U.S. FWS. Kealia Pond is located adjacent to Maalaea Bay, along the south-central portion of the island of Maui. The proposed project is located on the 25-acre site of the former Fish Farms Hawaii, one of the first commercial-scale aquaculture ventures in Hawaii. The existing facilities consist of a series of poorly designed and heavily eroded ponds along with various deteriorating equipment and appurtenances and several buildings in need of repair. Proposed renovations to the site include the construction of redesigned perimeter and interior dikes, installation of a water supply and drainage system, construction of a greenhouse-type hatchery, and repair of the existing buildings. Construction is expected to begin in the Spring of 1986 and continue for 6 months.

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.

PROPOSED PEARL PROMENADE PROJECT,
WATERCRESS DEVELOPMENT PROJECT AT
WAIAWA, PEARL CITY, OAHU, Kalauao Investment
Co., Inc./Dept. of Land Utilization

Negative Declaration

The applicant proposes to construct a light industrial service center on 9.8 acres zoned I-1 Light Industrial makai of Kamehameha Hwy. The project site, identified as TMK: 9-8-14: por 3, 6 & 7 and TMK: 9-8-15:44 & 45, is in the Primary Urban Center Development Plan and is designated for industrial use. Almost all of the project site is zoned I-1 Light Industrial; TMK: 9-8-15:44 is split zoned I-1 and R-6 Residential. Development on this parcel will be either on the industrial zoned area only, or with qualified transitional uses. A portion of TMK: 9-8-14:3 on the Waikiki side of the Kalauao Stream is zoned R-6, and another portion on the Ewa side of Kalauao Springs Ditch is zoned A-1 Apartment. These two segments are not proposed for development. The project will include 6 structures designated as Buildings A through F on the building layout plan with floor area of 96,183 sq. ft., and 4" free standing structures to be located on the 4 areas designated as Open Pads 1 through 4 with floor area of 21,700 sq. ft. Buildings A through F will be located along the Waikiki, makai and Ewa boundaries of the property and will surround a parking lot with 461 spaces. A gazebo with seating will be located at the rear of the site. There will be an open area between Buildings E and F to create a view plane in the makai direction to the Pearl Harbor Bike Path. Views of East Loch are blocked by high vegetation. Access to the project development will be provided for users of the bike path. Development on the 4 open pads fronting Kamehameha Hwy. will be restricted by the

developer to a maximum lot coverage of 30%. A minimum of 5% of each pad will be required to be landscaped. A minimum of 109 parking spaces will have to be provided. A concrete sidewalk will be built along Kamehameha Hwy., along the mauka boundary of the property. An access bridge is planned across Kalauao Springs Ditch to connect Lipoa Pl. to the project site. The proposed development will have a nautical theme to pick up on its location on the coastline and between the Kalauao Stream and Kalauao Springs Ditch. The buildings will be one story high with flat roofs and will be sided with horizontally lined white vinyl sidings. Building fronts will be shaded by blue fabric awnings. The walkways in front of the buildings will be raised slightly above the parking lot, and ramps will provide access to the buildings.

DRAFT EIS FOR THE PROPOSED
WATERCRESS DEVELOPMENT PROJECT AT
WAIAWA, PEARL CITY, OAHU,
Watercress of Hawaii, Inc./City
and County of Honolulu Dept. of
Land Utilization

Previously published December 23,
1985.

This draft EIS is available for
public review. Comments should be
postmarked by January 22, 1986.

Replies should be addressed to:

Mr. John Whalen, Director
Dept. of Land Utilization
650 So. King Street, 7th Flr.
Honolulu, HI 96813

Copies should also be sent to the
Environmental consultant:

Mr. Eric Guinther
AECOS, Inc.
970 No. Kalaheo Ave., Suite 300
Kailua, HI 96734

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.

FINAL DETAILED PROJECT REPORT AND ENVIRONMENTAL IMPACT STATEMENT, KAHAWAINUI STREAM, LAIE, OAHU, U.S. Army Corps of Engineers

Final Detailed Project Report and EIS.

The U.S. Army Corps of Engineers, Honolulu District, has completed its final stage of the Kahawainui Stream Flood Control Study. This study was used as the tool to determine the feasibility of providing flood damage reduction measures at Laie, Oahu. In accordance with the Council on Environmental Quality Regulations (40 CFR 1500) for implementing the National Environmental Protection Act (NEPA), the report is being circulated. The purposes of this study are to identify the problems, needs and extent to which the Federal government should participate in flood damage reduction measures in the Kahawainui Stream floodplain. This report documents the results of the U.S. Army Corps of Engineers' planning process and is used to determine whether further Federal participation is warranted under the study authority. This study and report were prepared under the authority of Section 205 of the Flood Control Act of 1948, as amended. This study investigated the problems of flood damage in the Kahawainui Stream drainage basin on the island of Oahu. Investigations were made of the areas subject to flooding, the causes of the flood problem, possible measures for protecting flood-prone areas from damages,

and the costs, benefits and expected environmental impacts associated with implementing possible measures. This report documents the study procedure utilized during the plan formulation process. A Draft Detailed Project Report and Environmental Impact Statement was completed and submitted to the Office of the Chief of Engineers in June 1985.

Comments or questions on the document should be submitted by February 21, 1986 in order to facilitate the final processing and authorization of this project to:

Chief, Engineering Division
Dept. of the Army
U.S. Army Engineer District,
Honolulu
Ft. Shafter, HI 96858-5440

AMENDMENT TO THE FISHERIES MANAGEMENT PLAN FOR THE SPINY LOBSTER FISHERIES OF THE NORTHWESTERN HAWAIIAN ISLANDS, Western Pacific Fishery Management Council

Previously published December 23, 1985.

Fishery Management Plan

Comments should be sent to:

Executive Director
Western Pacific Regional
Fishery Management Council
1164 Bishop St., Suite 1405
Honolulu, HI 96813

Deadline: January 31, 1986.

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 CENTRAL MAUI SANITARY LANDFILL PROJECT, PUUNENE, MAUI, County of Maui Dept. of Public Works

Previously published December 23, 1985.

This draft EIS is also available for review at the Lahaina, Makawao and Kahului libraries.

Deadline: January 22, 1986.

DRAFT SUPPLEMENTAL EIS TO THE REVISED EIS FOR THE KAHAUALE'A GEOTHERMAL PROJECT, PUNA DISTRICT, HAWAII, True/Mid Pacific Geothermal Venture in Coordination with the Estate of James Campbell/Dept. of Land and Natural Resources

Previously published December 23, 1985.

This draft EIS is also available for review at the Keaau, Mountain View, Pahoa and Thelma Parker Memorial/Waimea area libraries.

Deadline: January 22, 1986.

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 PROPOSED EWA MARINA COMMUNITY INCREMENT II, EWA, OAHU, MSM & Associates/City and County of Honolulu Dept. of Land Utilization

Previously published December 23, 1985.

This Final EIS is also available for review at the Ewa Beach Community School Library.

Status: Determined non-acceptable by the City and County of Honolulu Dept. of Land Utilization on December 20, 1985.

FINAL EIS FOR HAWAII TECHNOLOGY PARK, MILILANI, OAHU, Castle & Cooke, Inc., Oceanic Properties, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published Nov. 23, 1985.

This final EIS is also available for review at the Mililani Library.

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on December 20, 1985.

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

Previously published Sept. 23, 1985.

This Final EIS is also available for review at the McCully-Moiliili Library.

Status: Accepted by City and County of Honolulu Dept. of Land Utilization on Dec. 5, 1985. Accepted by Governor Ariyoshi on Dec. 24, 1985.

NOTICES

NEW RULES FOR ENVIRONMENTAL IMPACT STATEMENTS AND ENVIRONMENTAL COUNCIL

Chapters 200 and 201 of Title 11, Administrative Rules, entitled "Environmental Impact Statement Rules" and "Environmental Council Rules of Practice and Procedure", respectively, were approved by Governor George R. Ariyoshi on November 25, 1985 and were effective December 6, 1985. These rules replace the Environmental Quality Commission Environmental Impact Statement Regulations and the Environmental Quality Commission Rules of Practice and Procedure that were previously in use. The new chapters clarify the EIS process and make the rules consistent with the statutes and the Administrative Rules format.

OEQC will begin distribution of the new rules immediately. Should you have any questions, please contact this office.

OEQC HAS MOVED

The OEQC has moved from Halekauwila Street to 465 So. King Street, Room 115, Kekuanaoa Building, Honolulu, HI 96813.