



OEOC BULLETIN

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

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.

GENERAL PLAN AMENDMENT FOR DEVELOPMENT OF LIGHT INDUSTRIAL PARK, KILAUEA, KAUAI, Foster Petroleum Corp./County of Kauai, Planning Dept.

The project proposes a General Plan Amendment from "Agriculture" to "Urban Mixed Use" and Zoning Amendment from Agriculture District (A) to Limited Industrial District (IL) for the purpose of developing a 15-acre light industrial park. The proposed site is makai of Kuhio Hwy., about 600 ft. northwest of Kilauea town (TMK: 5-2-05: por. 23). Approx. 30 lots are proposed in sizes ranging from 10,000 to 30,000 sq. ft., to be sold in

fee simple. A landscaped buffer around the entire subdivision is proposed. Only one access to and from Kuhio Hwy. is proposed. Kilauea can be characterized as a rural community environment still reflective of the closeness which developed between families during the plantation era. Residences and commercial buildings are generally small in size and scale. The general layout and distribution of the community is an expansion of the original town layout established by the plantation. The preponderance of the North Shore's good agricultural land is located within the Kilauea subarea, and much of it is classified as Prime Agricultural Land by the ALISH classification system. Many of the land areas surrounding the town are being used for truck crops or grazing. In the past few years, however, Kilauea has also been functioning as a bedroom community for the Princeville resort area. Alteration to the character of the Kilauea community relative to social, cultural and economic impacts may occur due to

potential increases in population, traffic and new business or industrial opportunities. The project proposes to provide light industrial uses in an area NOT planned for such use by either planning document, the General Plan Update or North Shore Development Plan Update. Should the project be approved, the project would provide additional areas for light industrial uses, provide temporary and permanent jobs, and increase business opportunities. The applicant's proposal for Site 1 will foreclose any future options for alternative agricultural activities on the land. The development of the property can be expected to contribute to the following: increased resident population, increased traffic, a shift from a rural community toward a more urban community, and a general loss of privacy by existing residents. Roadway, waterline, drainage, wastewater disposal, and other improvements will be required to accommodate the project, should it be approved. The advent of new businesses or industries may result in changes to the cultural and social fabric of the Kilauea community and may not be desirable at this time to the extent the project proposes.

CONTACT: Shiraishi and Yamada
 Attorneys at Law
 P.O. Box 1246
 Lihue, HI 96766

DEADLINE: March 25, 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 any EISS

(EIS Rules 11-200-11). 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.

KAUAI

PROPOSED LANDSCAPE BUFFER ZONE FOR RESIDENTIAL LOTS, KILAUEA, KAUAI, Foster Petroleum Corp./County of Kauai, Planning Dept.

The proposed project includes a 3-acre parcel paralleling the northwest side of the Kilauea Subdivision, abutting approx. 16 residential lots. Site 2 is adjacent to the Kilauea Subdivision (TMK: 5-2-05: por. 24). An unimproved roadway currently runs through the site. Abutting residential units now use portions of the site for residential related and agricultural uses and access. The 3-acre parcel has an unimproved access running through the center of the site. This area is currently designated within the State LUC Agriculture district. However, the adjacent residential units have spread beyond their legal boundaries onto some of this land. Applicant proposes to create a landscaped buffer and provide additional footage for adjacent residential lots in order to qualify for additional dwelling units. Should the project remain in landscaping as proposed, no adverse impacts are expected. Should the areas be utilized for ohana units, approx. 16 residential units could be constructed.

OAHU

UNIVERSITY OF HAWAII AT MANOA
SCHOOL OF ARCHITECTURE, HONOLULU,
OAHU, Dept. of Accounting and
General Services for the
University of Hawaii

This project consists of relocating and renovating existing School of Architecture facilities and constructing new facilities adjacent to Korean Studies Center. The estimated cost of construction is \$3,199,000. Since the project will be constructed within the existing Manoa campus, no land will be removed from the tax base. The project will provide the University with a needed facility to implement its educational program.

UNIVERSITY OF HAWAII AT MANOA
HAZARDOUS WASTE FACILITY,
HONOLULU, OAHU, Dept. of
Accounting and General Services
for the University of Hawaii

This project consists of constructing a new hazardous waste facility to replace an existing facility that does not comply with current safety codes. The estimated cost of the construction is \$298,000. Since the project will be constructed within the existing Manoa campus, no land will be removed from the tax base. The project will provide the University with a needed facility to implement its environmental programs.

CAMP MALAKOLE INDUSTRIAL
SUBDIVISION, BARBER'S POINT, OAHU,
Cook Inlet Region, Inc./City and
County of Honolulu Dept. of Land
Utilization

The applicant proposes to establish an industrial subdivision covering 65.84 acres

for warehousing and open storage uses, including site grading and construction of subdivision improvements between the Barber's Point Deep Draft Harbor channel entrance and Standard Oil Refinery at Campbell Industrial Park (TMK: 9-1-14:4 and 9-1-14-5). Because of the potential environmental impacts of some uses permitted in the I-2 zoning district, uses within the subject parcel will be restricted to warehousing and open storage which do not produce any hazardous or industrial wastes nor any air pollutants over and above normal trucking and marshalling operations for such uses. The applicant contends that the proposed subdivision would provide the following positive impacts: (1) siting for harbor-related industrial operations which would not otherwise be available due to the lack of other sites immediately accessible to the harbor at this time, (2) primary employment in the Ewa region (approx. 100 jobs or 2 jobs per acre), (3) uses which are compatible with the surrounding harbor and industrial operations, and (4) assistance to the City's efforts to develop a Secondary Urban Center in Ewa. There are possible negative impacts on traffic, views, utilities and services. These impacts are not significant when placed in the relative context of overall growth and development in the Ewa region. Environmental concerns regarding the rare Achyranthes Rotundata that is located on the periphery of the site are avoidable by replanting or building around the plant.

LANAI

LANAI LANDFILL, KAUMAULAPAU,
LANAI, County of Maui, Dept. of
Public Works.

The existing landfill occupies a 10-acre parcel along the Kaunaulapau Highway approx. 4 miles southwest of Lanai City. The landfill has been in operation for almost 20 years. At the present time the landfill is being operated as an open dump rather than a sanitary landfill, resulting in an unsightly, unhealthy, and odorous site condition. The refuse is deposited but is not covered on a daily basis due to lack of material. The site falls victim to the tradewinds which constantly blow rubbish across Kaunaulapau Hwy. creating a hazard to motorists. The postponement of a new solid waste facility will further degrade the quality of environment in the area and continue to threaten public health and safety. The proposed project will involve three separate sites:

1. The new landfill site;
2. The existing landfill site; and
3. The borrow site.

The new landfill must be capable of accepting solid wastes prior to closure of the existing landfill. As closure operations commence, the required soil cover material will be imported from the proposed borrow site. Five alternatives were enumerated. The following is the proposed course of activity. The "proposed action" alternative is a sanitary landfill for disposal of all solid waste generated on Lanai. This alternative requires a two-step process. The first step involves closure of the existing landfill. The second step will include the construction and implementation of the proposed Lanai Sanitary Landfill. The two steps must be properly scheduled such that the new landfill is capable of handling incoming wastes while the existing site is being closed. Ownership of the existing landfill parcel will be reverted back to

its original owner, Castle & Cooke following the closure process. The closure portion will require a minimum 2-foot compacted final layer of select borrow material along the proper surface drainage to effectively deny infiltration of rainfall into landfill waste. The select borrow site will be located just mauka of the recently constructed Lanai wastewater ponds, which is presently abandoned pineapple fields. The proposed landfill is expected to service Lanai in two 15-year phases (total of 30-year service life). The first phase will occupy approx. 16 acres, and 18 acres in the second phase. The purpose of phasing is to avoid construction of an initially oversized facility which could easily be expanded as the need arises. The proposed alternative will resolve the existing solid waste disposal needs and mitigate existing health hazards on the island of Lanai. Most potential adverse effects can be mitigated, except for the loss of some agricultural land that is neither presently in use nor in future agricultural development plans. The shrub-covered site also does not adversely affect biota because the site offers no unique species or habitats and adjoins land of similar character.

HAWAII

OLAA STATION NO. 3 EXPLORATORY WELL DRILLING PROJECT, PUNA, HAWAII, County of Hawaii, Dept. of Water Supply

The proposed well site identified as TMK: 3rd Div. 1-6-03:12 (por.) is located in the Puna District of the Island of Hawaii, approx. 1.4 miles southwest from the intersection of the Hawaii Belt Rd. and the Keaau-Pahoa Rd. The proposed project involves the drilling,

casing and testing of a 16-inch diameter well approx. 662 ft. deep at elevation 602 ft. above mean sea level in the Puna District of the Island of Hawaii. The purpose of the project is to drill and test a new well in the vicinity of the existing Olaa-Mt. View Water System. To supplement the existing wells located at the Puna Sugar Mill area, an additional water source will assure a dependable water supply to provide for anticipated residential, agricultural, commercial and industrial growth in the Olaa-Mt. View area. The drilling, casing, testing and development of the well will be done by the Hawaii County Dept. of Water Supply. A deep well pump with necessary controls and a concrete reservoir will be installed by the Department should the well prove to be successful. Funding for the proposed project will be by State CIP Funds and Dept. of Water Supply Funds. The estimated cost for the project is \$400,000. Impacts are expected from the proposed project which include site preparation, drilling and pump testing the well. Dust, noise, and erosion resulting from construction activities shall conform to Special Provisions Sec. 109 "Environmental Protection" of the contract specifications. During drilling of the well, noise will be generated by the drilling equipment, resulting in inconveniences to nearby residents. In any case, noise from construction activities will be subject to applicable regulations of the Hawaii State Dept. of Health. Noise levels from the testing of the well may create inconveniences for nearby residents and again, as in drilling the well, the contractor will be required to conform to Public Health Regulations. The "no action" alternative will deprive the Olaa-Mt. View Water

System of an additional groundwater source which is needed for future developments in Puna. Implementation of the project will benefit the populace of Puna by providing an additional source of water to serve future economic growth.

KAMUELA SUPPORT FACILITIES,
KAMUELA, HAWAII, State Dept. of
Land and Natural Resources,
Division of Forestry and Wildlife

Division of Forestry and Wildlife (DOFAW) is proposing to establish a support facility at the Kamuela State Tree Nursery to meet the facilities requirements of the Division in West Hawaii. The proposed location is DOFAW's original State Tree Nursery complex which now also serves as a West Hawaii base of operations for the Division. The proposed building site is a leveled area which was part of the runway and apron of the old Waimea Airport prior to the establishment of the State Tree Nursery in 1961. The proposed building site is approx. 100 ft. from the existing buildings. The proposed project consists of the construction of a steel building approx. 40 ft. by 140 ft. in size. Approx. 3200 sq. ft. of the floor area will serve as an enclosed warehouse, fire cache, and workshop with concrete floor. Approx. 200 sq. ft. will be open bays with paved floor for the parking of vehicles and equipment. Approx. 10,000 sq. ft. of driveway area will be paved. The proposed project, when completed, will meet DOFAW's need for a base of operations in West Hawaii. The facility will provide a warehouse, fire cache, parking, and workshop areas to support DOFAW activities on the west side of the island. The building will be within the original State Tree Nursery complex, on a leveled area which

was once part of the runway and apron of the old Kamuela Airport. Existing drainage will not be substantially affected by the proposed building. The project site is covered primarily by kikuyu grass, and there are no trees or shrubs. The proposed building is a single story structure with a maximum height of approx. 18 ft. at the ridge. The existing buildings and windbreak trees around and within the State Tree Nursery complex will effectively screen the building.

ENVIRONMENTAL IMPACT STATEMENTS

EISs 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 EISs); 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 EISs 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 WAILUA RIVER HYDROELECTRIC POWER PLANT, WAILUA, KAUAI, Island Power Co. Inc./Dept. of Land and Natural Resources

The proposed action is a hydroelectric power facility that will utilize stream flows from the North Fork and the South Fork of the Wailua River. Water will be diverted from the North Fork into the South Fork by using the

existing Stable Storm Ditch diversion and canal system operated by Lihue Plantation Co., Ltd. Water from the Stable Storm Ditch will flow into the South Fork of the Wailua River as a result of some modifications to the existing diversion structure of the North Fork of the Wailua River. The goal of the project is to alleviate oil dependence in energy production and greater energy self-sufficiency for the island of Kauai. The Wailua River Hydroelectric Project as currently proposed will cost \$9 million to construct and would produce approx. 17.5 million kilowatt hours of electricity per year or about 9% of the total energy consumed on the Island of Kauai. The Project would supplant the need to import 36,000 barrels of oil annually and service an equivalent of 3,300 households or 10,600 individuals, assuming the current rates of fuel oil utilization and household demands are maintained. Partial diversion of the stream for hydropower generation would cause a reduction of flow in the South Fork Wailua River between the diversion structure and powerplant tailrace during periods of powerplant operation. This would result in a reduction of aquatic habitat in the affected stream reach. A reduction of flows would also be realized in the North Fork Wailua River below the Stable Storm Ditch diversion. During construction, temporary disruption of 56.4 acres of land would occur. The land occupied by major project features such as the diversion structure, area of impoundment and powerhouse location will be permanently withdrawn from their current use. Temporary impacts would be caused to air quality, water quality and noise levels in the immediate project area due to construction activities, i.e., mobilization and use of heavy construction equipment, clearing of vegetation

and burning of slash, excavation in or near the existing river channel, installation of major project components. Several insignificant, but long-term impacts related to periodic use of the area for continued operation and maintenance of the Project are expected. The reduction of flows in the North Fork and South Fork Wailua River will remain the most significant impact to the area. Future options for uses of the water to be used for power generation will no longer be available for other uses between the diversion site and powerhouse locations. Any future uses that might be linked with the use of the flows will no longer be available. Potential beneficial uses for these flows are not apparent since all existing diversions for agriculture, etc., remain above the diversion project. The majority of productivity in the project area comes from the agricultural production of sugar cane. Construction-related impacts will temporarily affect approx. 5 acres of prime agricultural land currently leased from the State of Hawaii by Lihue Plantation Co., Ltd. These lands will be restored to their previous condition after the Project has been constructed. Any losses by damages to crops or lands will be monetarily compensated at fair market value by the developer.

The final EIS is also available for review at Kauai Community College Library, Hanapepe Library, Kapaa Library, Koloa Community-School Library, and Waimea Library.

DEADLINE: March 25, 1986.

EIS'S SUBMITTED FOR ACCEPTANCE.
The following EISS have been submitted for acceptance and contain comments and responses

made during the review and response period.

FINAL SUPPLEMENTAL EIS TO THE REVISED EIS FOR THE KAHAUALE'A GEOTHERMAL PROJECT, PUNA, HAWAII, Estate of James Campbell/Dept. of Land and Natural Resources

The proposed site consists of two parcels of land owned by the Estate of James Campbell, TMK: 1-1-01 Parcel 1 and TMK: 1-2-08 Parcel 1. These parcels constitute a total of 25,461 acres of which 21,943 acres lie within the conservation district boundary and 3,518 acres within an agricultural boundary. The Hawaii Volcanoes National Park borders the western boundary of Kahauale'a and the Wao Kele O Puna Natural Area Reserve is on the eastern boundary. The proposed site consists mainly of relatively undisturbed 'ohi'a forest lands with dense 80% canopy (created by the uppermost spreading branch layers of the forest) in the eastern portion to 40% canopy in the southern and western sections. The proposed action in the EIS is to develop geothermal resources that may be present in this portion of the east rift zone of Kilauea Volcano and to convert those resources into electrical energy. The development of one of Hawaii's major natural energy resources would contribute significantly toward reducing the State's near total dependence on imported oil for its electrical power, an objective of State and County governments and a delineated goal in the State's energy plan. In the project area for Kahauale'a, it is estimated that up to 250 MW of electrical power: could be produced for a period of at least 30 years. The long-range positive social and economic benefits of developing Hawaii's geothermal resources as proposed by this project are

NOTICE

expected to outweigh potential negative environmental impacts and short-term social impacts. Less than 3 percent of the project area and about 1 percent of the State land proposed for exchange will be required for siting of project facilities and roads. The most environmentally sensitive areas of class 1 'ohi'a forests will be avoided to the maximum extent possible; all areas to be cleared will be inspected by qualified biologists and archaeologists prior to clearing; and all power plant sites will be situated to minimize visual intrusion. Drainage/erosion characteristics of the project area will not be altered; all project exploration, development and operations will be designed and performed to meet all applicable Federal, State and County environmental protection regulations; project employment during construction phases is expected to generate approx. \$2,250,000 per year in income.

STATE ENVIRONMENTAL COUNCIL
MEETING

DATE: March 5, 1986
 TIME: 5:00 p.m.
 PLACE: Department of Health
 Board Room

Public Invited

The final EIS is also available for review at the Mt. View Community-School Library, Pahoia Community-School Library, Thelma Parker/Waimea Area Library and Keaau Community-School Library.

STATUS: Currently being process by the Dept. of Land and Natural Resources.

FINAL EIS FOR THE MAKAI BOULEVARD CONCEPT BETWEEN MIDDLE STREET TO PIER 18, HONOLULU, OAHU, State Dept. of Transportation, Highways Division and U.S. Dept. of Transportation Federal Highway Administration

Previously published on
February 8, 1986.

STATUS: Currently being processed by OEQC.