



OEQC BULLETIN

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DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEQC 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.

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply (BWS)

The group of projects proposed include 9 stations with one or more new wells including associated storage and transmission facilities, one major transmission main which is independent of source development, and one new reservoir. These proposed individual water facility projects are treated as a single action. The following consist of proposed individual project names: Hanakaʻoe Well, Kawaihapai Well, Kawailoa Well, Kawela Well, Mokuleia Well I, Opana Well, Ukoa Wells, Waialua Well II, Waimea Well, Mokuleia-Waianae Transmission Main and Mokuleia-Kaena Point Reservoir. Proposed water facility improvements are within 140 sq. mi. delineated by Waialua-Kahuku District in northwest

Oahu. Development of proposed water system improvements will generate short-term environmental impacts including those associated with noise, air and visual impacts to the local environment. Connection of proposed water system improvements to existing facilities may require temporary disruption of service. Affected users will be notified in advance of any disruption of service by contractor or BWS. Short-term economic impacts from construction include jobs to local construction personnel. Local material suppliers and retail businesses may also benefit from increased activities. Fewer adverse impacts are anticipated during operation of facilities. Transmission mains will have negligible impacts, once installed. Storage facilities may present aesthetic impacts. Operation of source facilities may conflict with existing land uses at some sites, hence alternate sites may be considered. A number of source projects could also affect nearby stream flows.

CONTACT: Lawrence Whang
Board of Water Supply
City & County of Honolulu
630 S. Beretania Street
Honolulu, HI 96813

DEADLINE: April 7, 1986

PROPOSED AIEA BAY STATE RECREATION AREA,
AIEA, OAHU, Dept. of Land and Natural
Resources

Proposed site for Aiea Bay State Recreation Area is along shoreline of Pearl Harbor's East Loch (TMK: 9-8-19: 2,3, 6; 9-9-3: 29, 30, 32, 35, 38; 9-9-4: 1, 2, 3, 4, 6, 24; 9-9-12: 4,5, 10, 11, 46, 47). Site has linear configuration and consists of approx. 29.2 acres, and offers approx. 5,590 ft. of shoreline. The objectives of the plan are to:

(1) Maximize public recreational use of waterfront lands consistent with theme of park facilities; (2) Maintain and enhance where possible, natural characteristics and scenic vistas which exist at site; and (3) Create an efficient circulation system which separates and defines modes and types of traffic. There is a high need for passive recreational opportunities in this region. Specific activity needs include (1) picnicking at a beach park, (2) walking, and (3) jogging. Equally significant are resident's attitudes towards recreational opportunities. A 1983 survey conducted for the City & County of Honolulu (Hawaii Opinion, 1983) indicated that a large majority of residents in the Moanalua-Pearl City region value passive recreational opportunities. This attitude suggests compatibility between resident needs and development objectives of proposed project. The proposed plan would include a footpath along the shoreline, comfort stations, picnic tables, a pedestrian/bicycle path, tot lots, view stations, a fishing area, a boathouse, a foot bridge to View Island, Hawaii Veterans' Hall, and parking.

CONTACT: Ernest M. Takahashi
Wilson Okamoto and Associates,
Inc.
P.O. Box 3530
Honolulu, HI 96811

DEADLINE: April 7, 1986.

KOHANAIKI RESORT COMMUNITY, NORTH KONA,
HAWAII, Kona Beach Development
Venture/County of Hawaii, Planning Dept.

Proposed 470-acre site is located on the west coast of the island of Hawaii, in district of North Kona, ahupua'a of Kohanaiki, TMK: 7-3-09:3 and 16. Site is approx. 2 mi. south of Keahole Airport and 5 mi. north of Kailua-Kona. General Plan amendment is being sought by applicants to change Land Use Pattern Allocation Guide Map designation from Conservation and Open to an Open, Resort, Medium and Low Density Urban designations, to accommodate proposed resort community. Applicant's master plan would include: resort hotel, resort condominiums, resort commercial village, marina village, golf course, clubhouse recreation center, single-family house lots and on-site resort staff housing. Proposed marina will alter shoreline, thus potential impacts to environment from construction of marina is likely to occur both to onshore resources as well as to offshore marine environment. Access to beaches at site will be enhanced with development of proposed project with a new road yielding access from Queen Ka'ahumanu Hwy. Public parking and beach access rights of way will be provided. Flora and fauna of anchialine ponds will inevitably experience some disturbance due to increased human activity in area. Drainage of foreign substances into ponds may negatively affect endemic shrimp. Some ponds have already been altered by both human and natural activities (such as introduction of fish species and exotic vegetation, and dumping of rubbish in them). There may be an effect on nearby, proposed Kaloko-Honokohau National Historic Park, which is also a National Register Historic District. Proposed development will lead to growth in regional employment of up to 1800 positions. Total regional resident population growth of approx. 3450 persons is estimated. Project may significantly alter the environment, thus, an EIS is warranted for the following: Proposed action may involve irrevocable commitment of resources; Proposed action may involve substantial secondary impacts such as

population changes or effects on public facilities; Proposed action may affect ~~are, threatened or endangered species of~~ animal or plant or their habitat; and Proposed action is likely to affect coastal water quality.

CONTACT: Helber, Hastert, Van Horn
~~and Kimura~~

Grosvenor Center,
PRI Tower
733 Bishop St.,
Suite 2590
Honolulu, HI 96813

DEADLINE: April 7, 1986

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

Previously published on February 23, 1986.

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 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.~~

OAHU

SUBDIVIDING AND LEASING OF PARK LANDS, BLOW HOLE LOOKOUT AREA, OAHU, AND KAWAINUI REGIONAL PARK, KAILUA, OAHU,
City and County of Honolulu, Dept. of Parks and Recreation

Proposed action includes subdivision of parcel identified as TMK: 4-2-16: portion of 1 for separating Blow Hole Lookout area from Koko Head Regional Park and subdividing Kawainui Neighborhood Park site (TMK: 4-3-82: portion of 25) from the larger Kawainui Marsh (TMK: 4-2-13: 22 and 4-2-16: 1). Both Blow Hole and Kawainui Marsh areas will then be leased to the State Dept. of Land and Natural Resources at a nominal fee. No physical improvements are required. Other than the \$1.00 annual lease fee, there will be no expenditure or State of City funds. State of Hawaii and City and County of Honolulu have been undertaking a joint effort to identify and implement the transfer (By Executive Order or lease) of certain park areas that would be more appropriately managed by each respective body. It is the intent of City and State to delineate and avoid overlapping of civic responsibilities and to provide residents with most efficient parks and recreation services. Kawainui Marsh area, consisting of approx. 740 acres, will be leased to the State. The 3.8-acre Kawainui Neighborhood Park site will be excluded from the lease and will remain under City and County management. The Blow Hole Lookout area, which extends from Kalaniana'ole Hwy. down to the water line, will also be leased to the State.

INSTALLATION OF DISH ANTENNA ON ROOF OF H.I.G. BLDG. UNIVERSITY OF HAWAII AT MANOA, HONOLULU, OAHU, University of Hawaii (UH)

Proposed 4.5 meter Andrew Model aluminum dish antenna on Geophysics Bldg. roof will replace a communications beam antenna removed March, 1985. New antenna will stand 15 ft. above the roof (previously 35 ft. for old one) and approx. 65 ft. above ground level. It

weighs 2400 lbs. and will be anchored through roof to main support beams of the bldg. for stability. Vertical shield screen 10' x 16' will be installed on ewa side of antenna in middle of roof. Proposed antenna will not significantly impact environment as there will be a minimal level of electromagnetic wave disturbance. Most pronounced impact will be visual. Antenna will service the UH's computer system, providing the link to Supercomputer Facility now under construction at University of California, San Diego. The antenna will provide the UH's only link to a Cray Supercomputer. Facility will be used for both research and instruction. Cost of site preparation is estimated at \$4,000. Proposed date for installation is late February or as soon as all appropriate approvals and permits are secured. Completion is expected to be within two weeks after start of the installation work.

SPECIAL MANAGEMENT AREA USE PERMIT FOR PLANNED DEVELOPMENT HOUSING PROJECT, HALEIWA, OAHU, Robert Moran/City and County of Honolulu, Dept. of Land Utilization

Proposed project includes construction of Planned Development Housing (PDH) project for 48 units within 7 bldgs. with 7,000 sq. ft. private park, 400 sq. ft. pavilion with kitchen, and accessory laundry bldg. The 3.95-acre site is located about one-half mi. northeast of Sunset Beach, and about 2 mi. southwest of Kawela Bay (58-252 Kamehameha Hwy. TMK: 5-8-04:2). State Land Use for project area is Urban, Development Plan designation is Residential, and Zoning is R-6 Residential. Project requires Special Management Area Use Permit (SMP) and PDH approval. Planned development housing is permitted in R-6 Residential Districts. The one and two-story bldg. design with large hip-shaped roofs: (1) ~~Would be residential in character,~~ (2) Does not exceed the 25-foot height limit for residential district, and (3) Has extensive landscape open space and common recreation amenities. Total construction cost is estimated at \$3,600,000.

Applicant proposes to construct entire project in 30 months.

ST. LOUIS HTS. RECONSTRUCTED SEWER, HONOLULU, OAHU, City and County of Honolulu, Dept. of Public Works

~~Proposed project is located on slopes of~~ Kalaepohaku overlooking Palolo Valley to the east, Waikiki to the south, and the Waahila Ridge Recreational Area to the west. Project is to relieve an inadequate 6-inch trunk sewer generally located on St. Louis Dr. This trunk sewer begins at the intersection of Dole and Frank St., extends up Frank St. to an easement that crosses over to St. Louis Dr. at its intersection with Alencastre St., follows St. Louis Dr. to a second easement that crosses over to an upper segment of St. Louis Dr., and terminates at a manhole on St. Louis Dr. above its intersection with Maigret St. Hydraulic analysis of the total collection system within St. Louis Hts. indicate that the remaining lines are hydraulically adequate to carry existing flows. The proposed project involves construction of approx. 2,600 ft. of 8-10 inch sewers at five locations within St. Louis Hts. to relieve present inadequate sewer. Inadequacy of existing 6-in. line has been manifested by operational problems. While root intrusion and physical blockages contribute to overall problem, hydraulic study clearly demonstrated that this line is inadequate to carry existing design flows and that surcharging due to inadequate capacity is an equally important contributor to the problem. The study concluded that increased maintenance efforts alone will not eliminate existing problems and physical improvements are required to correct these undesirable conditions. Construction cost is approx. \$557,100. The major social feature of proposed project is improved public health protection. By decreasing hydraulic load ~~on the existing line, effect of~~ surcharging will be diminished, thereby reducing potential for public exposure to raw wastewater resulting from overflowing manholes and sewer backups.

WAIPIO HEIGHTS EXPLORATORY WELL III,
WAIPIO, OAHU, City and County of
Honolulu, Board of Water Supply (BWS)

BWS proposes to drill two exploratory wells at existing Waipio 595 Reservoir site (TMK: 9-4-06:14). Project's purpose is to determine potential yield and water quality. Project anticipated to utilize part of remaining sustainable yield available in Pearl Harbor Groundwater Control Area. Water from wells will be used in BWS's Waipio Hts. 595 system, supporting Dole Hawaii Division's proposed cannery and City's 1,750 low-income residential development. Proposed exploratory wells will be drilled to depth of -140 ft. (msl) with 14-inch solid casing grouted in place. Yield of 1,050 gal. per minute anticipated. After well drilling is completed, yield and drawdown test will be conducted. Well will be pumped at various rates and respective drawdowns will be noted. This test determines: (1) Sustainable yield of wells and (2) Yield at which well can be continuously pumped without causing detrimental effects to aquifer or other existing wells in the area. A five-day sustained pumping test follows yield-drawdown test to confirm sustainable yield and to measure any changes in water quality. Project will provide temporary employment for well drilling phase and expenditure of funds for materials to complete work. Most existing groundwater sources produce water meeting State's Safe Drinking Water Regulations. Some existing sources down-gradient from proposed site show contamination from pesticides formerly used in growing pineapple. Sources in Mililani up-gradient from proposed project are contaminated with low levels of dibromochloropropane (DBCP) and 1,2,3-trichloropropane (TCP). Should water developed from proposed well be contaminated with low levels of DBCP or TCP, a granular activated carbon system may be used to remove pesticides from drinking water. Other chemicals that may be present in the water include tetrachloroethylene (PCE) and ethylene dibromide (EDB).

PROPOSED TAXIWAY "Y" EXTENSION AND OTHER
IMPROVEMENTS HONOLULU INTERNATIONAL
AIRPORT PROJECT NO. A-01021-11, HONOLULU,
OAHU, Dept. of Transportation, Airports
Division

Project at Honolulu International Airport near overseas terminal, proposes to: (1) Construct new segments of Taxiway Y and short segment of new taxiway and light aircraft taxiway at intersections of Taxiway "E", "A", and Runway 8L; (2) Repave sections of Taxiways "L", "G", and "X"; and (3) Pave a small container storage area near Taxiway "G". Proposed work will be accomplished by using established construction techniques and methods. Project is located within existing boundaries of Honolulu International Airport and will not in any way alter land and airport usage, or affect the community in any way on a short-term or long-term basis.

MAUI

PROPOSED GENERAL PLAN AMENDMENT FROM
MULTI-FAMILY USE TO BUSINESS USE FOR
KAHANA OFFICE BUILDING, KAHANA, MAUI,
Mike Resnick, et al/County of Maui, Maui
Planning Commission

Proposed site is between Honoapiilani Hwy. and Lower Honoapiilani Rd. along the southern boundary of Hooehi Rd. at TMK: 4-3-01:41, Kahana, Maui. Applicant proposes to apply to Maui Planning Commn. for General Plan Amendment from Multi-Family Use to Business Use to construct a three-story, 29,278 sq. ft. office building with basement approx. 40 ft. high. Site is currently idle, although once utilized in sugar cane cultivation. There may be potential short-term adverse impacts on air and water quality, ambient noise levels and pedestrian and vehicular circulation during construction phase. The property requires both Community Plan Amendment and Change in Zoning to business use before obtaining any development permits and initiation of construction.

PROPOSED DEMOLITION OF ONE-STORY WOOD FRAME DUPLEX AND THREE-STORY WOOD FRAME PT. BLDG., LAHAINA, MAUI, K. Takitani Enterprises, Ltd./County of Maui, Maui Historic Commn

Proposed project will demolish one-story wood frame duplex within Maui Historic District No. 2 and three-story wood frame apt. bldg. within the National Historic Landmark District boundary. Sites are located mauka of Front St. between Wahie Lane and Kidani bldg. to the North and the Sabia bldg. to the South at TMK: 4-5-01:12 and 13. Site contains the old Queen Theater Bldg. which has been converted into retail space and three-story wood frame apartment building. Parcel 13 contains one-story wood-frame duplex. Dept. of Public Works inspected existing structures and found the structures unsafe and potentially hazardous. They recommend structures be abated by repair, rehabilitation, demolition or removal. Applicant plans to demolish building. Since a portion of properties is located within Maui Historic District No. 2, Historic Commission approval of demolition is required. Site is located within Special Management Area (SMA) and, therefore, is subject to requirements of SMA Rules and Regulations. Demolition of structures located on any historic site as designated in national or state registers are not exempt from said rules and regulations, therefore, appropriate SMA Permit would be required.

HAWAII

ADDITIONAL STORAGE YARD AREA AT HILO HARBOR, JOB H.C. 5183A, HILO, HAWAII, Dept. of Transportation, Harbors Division

Proposed project consists of clearing and fencing an undeveloped area adjacent to existing harbor container yard. Project will provide about 40,000 sq. ft. of unpaved storage area. Project will also include construction of a new comfort station to replace an existing comfort station. Existing comfort station is located such that it will interfere with

the future development of container yard. With removal of former U.S. Coast Guard bldg. new comfort station could be constructed at that site where it will provide minimum interference with the future development of the container yard and still function to serve the existing purpose of providing sanitary facilities for the boat berths in Radio Bay. New location will also provide safer movement for pedestrian traffic to comfort station. Existing comfort station will be removed by Harbors Division staff in Hilo. There are no residential structures in the vicinity which will be affected by these conditions. Estimated construction time is six months.

CONSERVATION DISTRICT USE APPLICATION TO EXTEND AND RECONDUCT THE 12.47 KV LINE AT LALAMILO, SOUTH KOHALA, HAWAII, Hawaii Electric Light Co., Inc (HELCO)/Dept. of Land and Natural Resources

Proposed project will extend and reconduct the 12.47KV line between Mauna Lani Substation and Hapuna State Park (TMK: 6-6-02:31, 35, 40 and 41). Distribution line was originally installed in 1958. This project is part of an overall plan to upgrade existing 12.47KV circuit between Mauna Lani Substation and Kawaihae Substation. When completed, system between the two substations will be more reliable in furnishing power to its present users, and will be able to meet anticipated demand from proposed developments in area between Mauna Kea Beach Resort and Hapuna State Park. Applicant plans to:

- (1) Install pole line (one pole) from MLR property running parallel with Queen Ka'ahumanu Hwy. to Puako Spur Rd., plus 3 anchors from the Spur Rd. line;
- (2) Install 15 poles, 12 anchors and overhead lines within Puako Spur Rd; and
- (3) Replace two 40' poles with 45' poles (Nos. 67 and 59), install two additional 40' poles (Nos. 78X and 57X), and replace old overhead lines with new, larger capacity wire within Kawaihae Puako Road. After completion of this project, HELCO intends to survey all anchor and overhead line encroachments, if any, outside the County road rights-of-way and apply for permanent easements.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVIDING AND ESTABLISHING UPPER HAKALAU NATIONAL WILDLIFE REFUGE AT HILO FOREST REFUGE, HILO, HAWAII, The Nature Conservancy/Dept. of Land and Natural Resources

Proposed project would subdivide parcel 3 of TMK: 3-3-01 to acquire and include the mauka portion with the planned Hakalau Forest National Wildlife Refuge. Proposed refuge would assure perpetuation of native forest habitats of the Upper Hakalau Forest for protection of a number of endangered animals and plants endemic to the area. Property is to be a portion of a national wildlife refuge of approx. 33,500 acres. Applicant proposes to acquire property from Liliuokalani Trust and simultaneously convey it to U.S. Fish and Wildlife Service (USFWS). Project will be administered by U.S. Fish and Wildlife Service, Dept. of the Interior, in conjunction with the Dept. of Land and Natural Resources, State of Hawaii, because State-owned land may be included within refuge area.

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 KUKIO BEACH RESORT, NORTH KONA, HAWAII, Huehue Ranch/County of Hawaii, Planning Dept.

Applicant proposes to develop a resort hotel complex, multi-family and single family residential units, 18 hole golf course, and village commercial use within approx. 675 acres of Kukio (TMK: 7-2-04: 05 and 16 in North Kona District, Island of Hawaii. Site is bisected by Queen Kaahumanu Hwy. and is located 6 mi. north of Keahole Airport and 1 mi. south of Kona village. Applicant intends to petition for General Plan Amendment to allow Intermediate Resort and change Land Use Pattern Allocation Guide Map (LUPAG) designation for area from Conservation to Intermediate Resort, Medium Density, and Low Density. During processing of General Plan Amendment or upon receiving General Plan Amendment, applicant will petition State Land Use Commission for Boundary Amendment from Conservation District to Urban District for the subject property. Some of the anticipated impacts are: (1) Project also would require State Land Use Petition for Boundary Amendment, Change in County Zoning, Special Management Area (SMA) Permit and several other County, State or Federal permits; (2) Approx. 3 dozen small anchialine ponds clustered within approx. 3-acre area inland of coastal fringe will be incorporated within project design, with no fill or alteration to pond complex; (3) 69 archeological/historical sites (178+ component features) were identified within overall project area, including several localities and recorded foot trails, with potentially high research, interpretive or cultural values; (4) Project will contribute to direct and indirect population and employment increases, cumulatively significant within context of North Kona district and Island of Hawaii development plans; (5) Project will accommodate mauka-makai access from highway to shoreline and lateral shoreline access within context of coordinated Shoreline Management Plan with County and adjacent land owners; (6) Project will result in impacts to flora and fauna, coastal water quality, geology, ambient noise levels, air quality, and surrounding land uses which are considered neither directly nor cumulatively significant; and (7) Project will ultimately generate approx.

23,000 total vehicle trips per day, which in combination with traffic generated by ~~other existing and planned resort and residential developments~~ may have a significant cumulative effect on Queen Kaahumanu Hwy. Project will place additional air traffic demands upon Keahole Airport. Applicant anticipates commencing construction in 1989. Expected cost of proposed resort is approx. \$470 million.

Draft EIS is also available for review at UH-Hilo, Holualoa and Kailua-Kona Libraries.

DEADLINE: April 7, 1986.

DRAFT EIS FOR THE WAILUA RIVER HYDROELECTRIC POWER PLANT, WAILUA, KAUAI, Island Power Co. Inc./Dept. of Land and Natural Resources

Previously published on February 23, 1986.

The draft 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.

EISs SUBMITTED FOR ACCEPTANCE. The following EISs have been submitted for acceptance and contain comments and responses made during the review and response period.

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

Previously published on February 8, 1986.

STATUS: Accepted by OEQC on February 25, 1986.

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

Previously published on February 23, 1986

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