

OEOC BULLETIN

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 OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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

WAIMANO TRAINING SCHOOL AND HOSPITAL CONNECTION TO CITY AND COUNTY OF HONOLULU SEWER SYSTEM, Dept. of Accounting and General Services for the Dept. of Health

The project proposes to construct a sewer system to connect all buildings at the Waimano Training School and Hospital (TMK: 1st Div. 9-7-25:1) to the City and

County sewer system on Waimano Home Rd. This connection will eliminate the use of 5 cesspools, 1 septic tank, and 2 small sewage treatment plants which currently discharge treated and untreated sewage on site. The project will eliminate the potential of groundwater contamination from the use of cesspools and septic tanks.

KALANIANAOLE 36-INCH MAIN (WAIMANALO REALIGNED PORTION 1), KAILUA, KOOLAUPOKO, OAHU, City and County of Honolulu Board of Water Supply

The Board of Water Supply (BWS) proposes to install approx. 12,000 linear ft. of 36-in. transmission main within Kalanianaole Hwy. from the Pohakupu Booster Station to the Olomana Golf Course. The primary objective of the proposed project is to replace an existing 20-in. main whose current alignment along the old Kalanianaole Hwy. creates severe operational problems for the BWS. A second objective of the proposed project is to increase the BWS's capability to move 10 to 20 million gal. per day from the Windward area around Makapuu and into the Hawaii Kai/East

Honolulu area via this pipeline in consonance with BWS's long range plans to meet future system demands. The proposed 36-in. main will be located within the State's Kalaniana'ole Hwy. right-of-way (TMK: 4-01-08; 4-02-03; 4-02-04; 4-02-06).

INSTALLATION OF TENNIS COURT FLOODLIGHTING SYSTEM AT KALIHI VALLEY FIELD, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action includes the installation of a floodlighting system for one tennis court and one practice tennis court which are presently under construction and incidental site work. Two light poles and attached shoe box cutoff-type luminaires will be installed and two additional lighting fixtures will be attached to existing light poles. Light poles will extend to a height of approx. 40 ft. In addition to the tennis court now under construction at Kalihi Valley Field, there are 2 existing courts with night lights. Kalihi Valley Field, comprising an area of 11.8 acres is located on Kam IV Rd., between Kaewai Elementary and Dole Intermediate Schools.

CONSTRUCTION OF A MULTI-PURPOSE RECREATION BUILDING AT HOAEAE COMMUNITY PARK, VILLAGE PARK, WAIPAHU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action involves the construction of a recreation building comprising an area of approx. 3,570 sq. ft., incidental site work and landscape improvements. Facilities within the recreation building will include a multi-purpose room (1,976 sq. ft.), lanai (640 sq. ft.), office and storage space, meeting room, kitchen facilities, kiln room and restrooms. The building will be located at the northern corner of the existing 10 acre park site. Existing facilities include 4 tennis courts, 2 basketball courts, 2 volleyball courts, a softball field with soccer field overlay and a comfort station. The park site, located in the Village Park subdivision, is bounded by Ka'aholo St.

and single-family residences on the north, a natural drainage-way on the south, single-family residences on the east and the proposed Hoaeae Elementary School site on the west.

FERN STREET APARTMENTS, MCCULLY, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The City and County proposes to lease 14,610 sq. ft. of City-owned property at 1703 Fern St. (TMK: 2-3-32:44, 46, and portion of 48) in McCully to the Association for Retarded Citizens (ARC). The ARC received an allocation of funds in 1986 for the construction of rental units for the handicapped. The construction funds are accompanied by rental assistance payments to reduce tenants' housing costs to 30% of their incomes. The ARC will develop a 13-unit apartment building to house 12 mildly retarded adults and one resident manager. The proposed building will have an estimated lot coverage of 46% and will contain 6,700 sq. ft.

AMENDMENT TO PROPOSED HISTORIC RESTORATION OF MOANA HOTEL AND RENOVATION OF SURFRIDER AND OCEAN LANAI TOWERS, WAIKIKI, OAHU, Kokusai Kogyo/City and County of Honolulu Dept. of Land Utilization

A negative declaration was published in the Nov. 23, 1986 OEOC Bulletin for the historic restoration of the Moana Hotel and the renovation of the Surfrider and Ocean Lanai Towers. The Jan. 20, 1987 revised proposal included two changes to the Moana Hotel which were not included in the original environmental assessment and negative declaration. It is proposed that the existing flat roofs over the 6th floor breezeway be replaced with a sloped roof with materials and profile to match the existing sloped roof. The existing flat roofs over the 5th floor are to be rebuilt as useable decks accessible from the breezeway.

REDESIGNATION OF 1.7+ ACRES OF LAND FROM INDUSTRIAL TO COMMERCIAL USE, HALEIWA, NORTH SHORE, OAHU, Haleiwa Industrial Country Center Limited Partnership/City and County of Honolulu Dept. of General Planning

The applicant is requesting that the Development Plan designation be changed from Industrial to Commercial for the first 150 ft. back from Kamehameha Hwy. of TMK: 6-2-5: 7, 25, pors. 3 and 31. The approx. 54,000 sq. ft. involved in this request is located in Haleiwa Town, mauka of Kamehameha Hwy. opposite Kilioe Pl. The back part of the property has been in use as a junk yard, auto and body repair, and woodworking area. Building permits have been applied for and in part issued for general industrial rentals under CZC on the back and front of parcels. The applicant is proposing to develop a broad based industrial commercial center which combines community and tourist appeal with the manufacture and sale of Hawaiian products, and which provides the community with industrial/commercial services.

MAUI

CONSTRUCTION OF NEW LOADING DOCK AT HANA BOAT RAMP, HANA, MAUI, State Dept. of Transportation, Harbors Division

The project consists of constructing a new 3 ft. wide by 90 ft. long boat loading dock adjacent to the existing Hana Boat Launching Ramp in Hana Harbor. This project will facilitate current loading and unloading operations. By constructing a loading dock adjacent to the existing ramp, users will be able to launch their boats and load and unload in a single operation. The dock will utilize a composite precast/cast-in-place concrete design to facilitate construction in the remote project site.

PROPOSED FURNITURE SALES BUILDING, LAHAINA, MAUI, Lahainaluna Ventures/County of Maui Dept. of Planning

The applicant is proposing to develop a furniture sales building consisting of a basement and 2 floors. The basement will have parking and an equipment room. The second floor is for sales and the first floor is for sales, 2 small offices, one toilet facility and storage. The building measures 100 ft. x 80 ft. and is 35 ft. high. The facility will have 32 parking spaces. Associated improvements are an onsite drainage system consisting of a catch basin and drywells and improvements to Lahainaluna Rd. fronting the project site. In addition, the open area of the property will be heavily landscaped. The proposed 17,712 sq. ft. project site is located in Lahaina Town on the southerly side of Lahainaluna Rd. and about 200 ft. makai of the intersection of Honoapiilani Hwy. The sites are identified as TMK: 4-6-10: 11 and 12.

KIHEI SCHOOL 8-CLASSROOM BUILDING, PARKING LOT AND DRAINAGE IMPROVEMENTS, KIHEI, MAUI, Dept. of Accounting and General Services for the Dept. of Education

This project is to construct a 2-story, concrete and masonry building of approx. 16,651 sq. ft. consisting of 6 regular classrooms, one home economics classroom, one business classroom, restrooms and a teachers' work center; a parking lot including a bus loading zone and access road; and a new retention basin including relocation of an existing retention basin. The estimated cost of construction is \$2,800,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with much-needed facilities and improvements to implement its program in accordance with the Educational Specifications.

NEW ANIMAL SHELTER/HUMANE SOCIETY FACILITY, PULEHUNUI, MAUI, Office of the Mayor, County of Maui

The proposed project will replace the existing obsolete Animal Shelter/Humane Society facilities located on Hana Hwy.

The new facilities are to be located at the intersection of Mokulele Hwy. and Mehamaha Loop on an approx. 3.6 acre triangular shaped lot identified as TMK: 3-08-8: por. of 8. This site was once a part of the military facilities used during World War II and is now vacant. Some construction remains on the site and an old concrete slab of approx. 15,000 sq. ft. will be utilized for automobile parking for this project. Access to the site is from Mokulele Hwy. for the public and Mehamaha Loop for personnel. The proposed facility will include a 34' x 42' administration building, a 38' x 22' cat and puppy house and 24 kennels (5' x 12' each).

MOLOKAI

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION TO ESTABLISH MOOMOMI NATURE PRESERVE, MOOMOMI, MOLOKAI, The Nature Conservancy of Hawaii/Dept. of Land and Natural Resources

The applicant proposes to establish a staffed nature preserve for conservation of native wildlife and vegetation at Moomomi, Molokai. Purchase of this land from Molokai Ranch, Ltd. requires the consolidation of TMK: 5-1-2: 1 and 35, portions of which are conservation lands, into one and subdivision of the consolidated lot into 3 lots, one of which will be the proposed preserve parcel. This subdivision will include a 300' strip of Conservation District shoreline. The proposed preserve will comprise 1 3/4 mi. of windward Molokai coast extending inland in a southwesterly direction approx. 1 1/2 mi. to protect an important native dune ecosystem. From east to west the shoreline includes the long beach (Kalani) and tidal flat that extends from Kaiehu Pt. west to the bluff at Kapalauoa. The beaches are backed by one or two rows of dunes. Strand vegetation is extensive and well-developed and includes at least 10 endemic taxa, 4 of which are found only on western Molokai. The proposed reserve will include several paleontological (fossil birds, lithified land snails) and archaeological sites.

HAWAII

THREE-LOT SUBDIVISION/SCHOOL FACILITY, KEAUHOU, NORTH KONA, HAWAII, Kamehameha Investment Corp./Hawaii County Planning Commission through the Planning Dept.

The applicant proposes to subdivide a 127.01-acre parcel of land into 3 lots being 10.7-, 9.4- and 106.9± acres in size. The subject site is located to the south of the Kuakini Hwy.-Kamehameha III Rd. intersection in the ahupua'a of Kahalu'u, North Kona, Hawaii, TMK: 7-8-10: portion of 50. The Kahalu'u Historic District (Site No. 10-37-4150), which is on the National Register of Historic Places, covers the southwest portion of the subject parcel. The purpose of the subdivision would be to allow the establishment of an elementary school facility on the 9.4-acre lot by Hawaii Preparatory Academy. Hawaii Preparatory Academy proposes to construct a new lower school which will consist of 2 one-story classroom buildings, sports and support facilities, parking and roads. These improvements will serve up to 120 elementary students. There are no immediate development plans for the remaining 2 parcels.

CONSTRUCTION OF PARKING FACILITIES, HILO, HAWAII, Hawaii Redevelopment Agency, County of Hawaii

The Hawaii Redevelopment Agency, County of Hawaii, is proposing the construction of parking facilities on the mauka and makai side of the existing Hilo Armory building. The project area is situated in downtown Hilo, mauka of Kamehameha Ave. and abutting Wailuku Dr., Keawe and Shipman Sts. The property involved consists of 44,371 sq. ft. and is identified by TMK: 2-3-4:8. The proposed construction includes approx. 14,000 sq. ft. of paved parking area to provide 42 stalls on the mauka site and 4,700 sq. ft. paved area for 11 stalls on the makai portion of the Hilo Armory building. The improvements will also include an established internal traffic pattern and landscaping. The estimated total cost of the project is \$129,000 and will be

funded by County CIP funds. The purpose of the project is to expedite ~~implementation of the public parking~~ improvements phase of the Downtown Hilo Redevelopment Plan. The new parking areas will improve and provide additional parking for employees and individuals participating in recreational activities offered at the Hilo Armory, and for customers of merchants in the surrounding area.

OAHU AND HAWAII

AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING RELIGIOUS ACTIVITIES AT HANAUMA BAY BEACH PARK, BLOW HOLE LOOKOUT AND NUUANU PALI LOOKOUT ON OAHU; AND A NEW APPLICATION FOR CONDUCTING RELIGIOUS ACTIVITIES AT HAPUNA BEACH PARK ON HAWAII, ISKCON Hawaii, Inc./Dept. of Land and Natural Resources

The applicant is requesting an after-the-fact approval to conduct religious activities on TMK: 3-9-12: 2 Hanauma Bay Beach Park and Blow Hole Lookout; TMK: 1-9-7: 1 Nuuanu Pali Lookout at Honolulu, Oahu; and a new application to conduct religious activities on TMK: 6-6-2: 35 Hapuna Beach State Park at Kohala, Hawaii. The applicant is also requesting permission to conduct the same religious activities at Kuhio Beach, Oahu and Akaka Falls, Hawaii which are not in the Conservation District. In furtherance of their Krishna religious objectives, members of ISKCON regularly go out into public fora for the purpose of chanting the names of God, distributing religious literature and sanctified foodstuff, soliciting funds for the support of the religion, and encouraging the members of the public to participate in Krishna conscious activities through festivals and proselytization. The applicant is requesting permission to place a folding table at each of the locations above, to offer the public sanctified foodstuff in the form of cookies and fruit punch, religious literature and to request a voluntary donation for the same. This activity will be conducted daily between the hours of 8:00 a.m. and 5:30 p.m.

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.

PACIFIC BASIN CONFERENCE RESORT, MAKAHA VALLEY, OAHU, Home Properties, Inc./City and County of Honolulu Dept. of General Planning

Previously published March 8, 1987.

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

Deadline: April 7, 1987.

KAHAWAINUI STREAM FLOOD CONTROL PROJECT, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

Previously published March 8, 1987.

This EIS is also available for review at the Kahuku Community-School Library.

Deadline: April 7, 1987.

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.

RESIDENT/VISITOR ENTERTAINMENT ATTRACTION, EWA, OAHU, Amfac Hawaii, Inc./City and County of Honolulu Dept. of General Planning

The applicant is proposing to construct a major new resident/visitor entertainment attraction on vacant land in the vicinity of the proposed Secondary Urban Center on the Ewa Plain. The property is located north of and adjacent to the Farrington Hwy. and the Palailai Interchange and south of and adjacent to the Palailai cinder cone (Puu Palailai) in Ewa Judicial District, Oahu. The site is approx. 20 mi. west of Honolulu. The approx. 106-acre site consists of portions of TMK: 9-1-15:05, 17 and 9-1-16:09. The basic development concept of the entertainment attraction builds on the theme of Hawaii as the "Crossroads of the Pacific". The project will take both residents and visitors on a journey from Hawaii around the Pacific and Asian basin. Through representative architecture, multi-media and special-effects presentation, live stage productions, cultural exhibits and displays, ethnic foods and merchandise, the visitor will take a journey around the Pacific and Asian Basin in a 5-6 hr. stay. The facility will not contain thrill rides. Central elements of the project include the "park" site, plant nursery and a future commercial site. Major elements of the park include: international exhibitions, a lagoon system, employee/visitor parking, administration building and support/maintenance facilities. In order to develop this project, the Ewa Development Plan designations must be changed from Residential, Low Density Apartment, Medium Density Apartment and Agriculture to Commercial.

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

Status: Currently being processed by the City and County of Honolulu Dept. of General Planning.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT TO PERMIT ALTERNATIVE METHODS OF SEAWATER RETURN FLOW DISPOSAL AT NATURAL ENERGY LABORATORY OF HAWAII (NELH), KEAHOLE, NORTH KONA, HAWAII, NELH

Previously published March 8, 1987.

This EIS is also available for review at the Holualoa, Kailua-Kona, and Thelma Parker Memorial/Waimea Area Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Tetsudo K.K./County of Maui Planning Dept.

Previously published February 8, 1987.

This EIS is also available at the Kahului and Kihei Community Libraries.

Status: Currently being processed by the Maui County Planning Department and the County of Maui Office of the Mayor.

KAHUKU HIGH, INTERMEDIATE AND ELEMENTARY SCHOOL, KAHUKU, OAHU, Dept. of Accounting and General Services

Previously published February 8, 1987.

This EIS is also available at the Kahuku Community-School Library.

Status: Currently being processed by the Office of Environmental Quality Control.

WAIANA E III ELEMENTARY SCHOOL, WAIANA E, OAHU, Dept. of Accounting and General Services

Previously published February 23, 1987.

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

Status: Accepted by Governor Waihee on March 6, 1987.

AWAKE'E RESORT, NORTH KONA, HAWAII,
Kahala Capital Corp./County of Hawaii
Planning Department

NOTICE

Previously published February 23, 1987.

This EIS is also available for review at
the Holualoa, Kailua-Kona and Thelma
Parker Memorial/Waimea Area Libraries.

Status: Accepted by the County of
Hawaii Planning Department on
March 5, 1987.

MOANALUA ROAD FROM PALI MOMI ST. TO AIEA
INTERCHANGE, AIEA, OAHU, U.S. Dept. of
Transportation Federal Highway
Administration, State Dept. of
Transportation Highways Division and City
and County of Honolulu Dept. of Public
Works

Previously published February 8, 1987.

This EIS is also available for review at
the Aiea Library.

Status: Accepted by Governor Waihee on
March 5, 1987.

WAIAWA BY GENTRY, WAIAWA, CENTRAL OAHU,
OAHU, The Gentry Companies/City and
County of Honolulu Dept. of General
Planning

Previously published January 23, 1987.

This EIS is also available for review at
the Mililani and Waipahu Libraries.

Status: Accepted by the City and County
of Honolulu Dept. of General
Planning on March 6, 1987.

PETITION FOR DECLARATORY RULING

The Environmental Council has received
a petition for a declaratory ruling
from Niels Stoermer and James C. Lam
concerning the manner and procedure of
preparation of environmental impact
statements (EISs) required by the City
and County of Honolulu's Dept. of
General Planning and followed by the
developer applicant, Mokuleia Development
Corp., with respect to the proposed
resort development at Mokuleia, Oahu,
Hawaii. The petitioners contend that
the proposed resort is being treated as
a phased application in violation
of HRS §343-6 and Administrative Rules
§11-200-7. A separate impact statement
is being prepared for each phase and for
each approval needed. In addition, the
petitioners believe that the Dept. of
General Planning and the developer
applicant are proceeding in violation of
the Environmental Council's Declaratory
Ruling No. 86-1 in that a very vague and
general approach has been taken in the
General Plan EIS instead of addressing
the potential impacts of the specific
details of the proposed resort that are
already known. The petitioners are
requesting that the Council rule that the
procedure being followed is in violation
of Administrative Rules §11-200-7 and/or
Declaratory Ruling No. 86-1 and that no
further action or proceeding occur until
a single EIS is prepared addressing in
detail all anticipated impacts of the
proposed resort as a whole. The petition
will be reviewed at the next Council
meeting scheduled for April 8, 1987.