

OEOC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



JOHN WAIHEE
GOVERNOR

DIRECTOR

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No. 07

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.

EIS PREPARATION NOTICE

The following proposed action has 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.

NORTH BEACH RESORT, KAAPALI, MAUI,
Kaanapali North Beach Joint Venture/Maui
County Planning Commission

The proposed action involves the construction of drainage improvements (e.g. drainage outlet) within the shoreline setback area, pursuant to Section 205-31, HRS. This action requires a County Shoreline Setback Variance that is subject to approval by the Maui County Planning Commission. Although the proposed action is limited to the construction of drainage improvements, it is part of a larger development involving the subdivision and reconsolidation of a 95-acre ocean-front site into 11 lots, grading work, and the construction of related infrastructural improvements (e.g. internal roadway;

utility lines). The Amfac Property Investment Corporation and Tobishima Pacific Inc. own the property in fee. The subject ocean-front properties (TMK: 4-4-01: por. of 2, 3, 6, 8, 9, and 68; 4-4-02: 24; and 4-4-06: 5) are situated north of and adjacent to the Kaanapali Resort and were formerly the site of the Kaanapali Airport. It is currently in sugar cane cultivation, except for areas formerly used for the airport runway and buildings. The subject properties are designated for Hotel use in the adopted Lahaina Community Plan, except for the portions designated for Park use and Open Space (along the beach fronting the property). The subject properties are zoned primarily as H-M Hotel and H-2 Hotel District, with a small portion in the R-3 Residential District. According to the applicant, the proposed 11 lots may be further consolidated into a maximum of 6 hotel sites and 2 park sites. The hotel sites would range in size from 7.6 acres to 21.5 acres. The park sites would range in size from 1.0 acre to 5.0 acres. Upon completion of the subdivision and related improvements, the undeveloped hotel parcels will be sold or leased to private developers.

The maximum number of hotel rooms to be developed at the North Beach Resort is 3,200 rooms.

Requests to be consulted and comments on the EIS preparation notice should be sent to:

Mr. Glen T. Kimura
Helber, Hastert & Kimura, Planners
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

With a copy to:

Mr. Christopher L. Hart, Director
Planning Department
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Deadline: May 8, 1987.

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

FARRINGTON HIGHWAY REPLACEMENT OF MAKAHA BRIDGE NO. 2, FEDERAL AID PROJECT NO. BR-093-1(10), MAKAHA, OAHU, State Dept. of Transportation, Highways Division

The proposed action consists of the replacement of the existing wooden Makaha Bridge No. 2, which is located approx. 550' east of Makaha Valley Rd., with a

new wider concrete bridge. Roadway approach work at both ends of the structure will also be made to provide a smooth transition from the existing road to the new bridge. The alignment of the existing stream which runs under Makaha Bridge No. 2 will remain unchanged. The new concrete bridge will be 57.5' long and will provide the same navigational clearance as the existing wooden bridge (approx. 7' from bridge deck to the invert of the stream). The stream flow capacity will remain unchanged. New concrete abutments will be constructed as well as a new concrete center pier making the new bridge a 2-span structure. Precast concrete planks will be used for the new bridge deck. Metal railings and 10' wide concrete sidewalks will be provided on both sides of the bridge. Farrington Hwy. will remain a 2-lane facility upon completion of the new bridge. However, the bridge will be constructed wide enough to accommodate a proposed future widening of Farrington Hwy. to 4 lanes.

PROPOSED HONOLULU LANDFILL GAS TO ENERGY SYSTEM AT KAPAA/KALAHEO SANITARY LANDFILL, KAILUA, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

The project proposes to extract, treat, and combust landfill gas for on-site electrical generation. The City and County of Honolulu has entered into a contractual agreement with Kapaa Energy Partners to accomplish these tasks. The city's Kapaa Sanitary Landfill is located on an approx. 85-acre site, along the western boundary of the Kawainui Marsh in Kailua, Koolaupoko, Oahu. Approx. 47 acres of this site are owned by the city, while the remaining 38 acres are leased from the Harold K. L. Castle Trust. Full scale operations are expected to continue through February 1987. When the Kalaheo Landfill site is opened by the City, only refuse brought in by homeowners will be allowed into the Kapaa site. The Kalaheo Sanitary Landfill is located on approx. 130 acres along the western boundary of the Kawainui Marsh, with approx. 22 acres to be used as a landfill. The proposed action includes the following:

- a. Installation of vertical wells at the Kapaa Sanitary Landfill and installation of horizontal or vertical wells at Kalaheo Sanitary Landfill for extracting the landfill gas.
- b. Installation of pipelines from Kapaa and Kalaheo Sanitary Landfills to transport the collected landfill gas to the generating plant at the existing HC&D Kapaa Quarry.
- c. Installation of gas turbine-generators and auxiliary equipment at the generating plant to generate electricity for use by the HC&D Quarry and sale to HECO.

The landfill gas to energy system is estimated to cost \$3.4-\$3.6 million in 1986 dollars. The system will be owned by Kapaa Energy Partners (KEP), a limited partnership. Caterpillar Capital Company is the general partner and Ameron HC&D, Cambrian Energy Systems, and Solar Turbines Incorporated are the limited partners. The contractual agreement between the City and County of Honolulu and Kapaa Energy Partners is a refuse gas agreement granting KEP rights to the Kapaa/Kalaheo Landfill gas for 20 years in return for a royalty paid to the City and County. Approx. 1-1/2 million cu. ft. of landfill gas is expected to be extracted daily.

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

A negative declaration was published in the November 23, 1986 OEQC Bulletin for the historic restoration of the Moana Hotel and the renovation of the Surfrider and Ocean Lanai Towers. In the March 23, 1987 OEQC Bulletin, an amendment to the original negative declaration was published which discussed proposed changes to the roof of the Moana Hotel that were not discussed in the original environmental assessment. The applicant

has subsequently revised the proposal again so that it includes more changes which were not part of the original environmental assessment and negative declaration. The March 12, 1987 revisions submitted by the applicant include new Mansard roofs over the first floor of the mauka side of the Ocean Lanai Hotel and new safety railings within the parapet of the Surfrider Hotel associated with the previously proposed 20th floor Mansard roofs.

CONSERVATION DISTRICT USE APPLICATION FOR A SINGLE FAMILY RESIDENCE, GUEST HOUSE, GARAGE AND OTHER IMPROVEMENTS, NIU VALLEY, OAHU, Jerry Chun/Dept. of Land and Natural Resources

The applicant proposes to build a single family residence, guest house, and garage, at TMK: 3-7-15: 63, Niu Valley, Oahu. On the 340,863 sq. ft. parcel, the applicant wishes to construct for his own use an estate consisting of a 4000 sq. ft. 2-bedroom, 3-bath single family residence, a 1000 sq. ft. guest house, and a 4-car garage. Other improvements proposed include a swimming pool, lighted tennis court and 4 golf holes. A 6-ft. privacy wall and wrought iron electronic gate are also planned.

MAUI

WAINEE STREET WIDENING AND SIDEWALK, LAHAINA, MAUI, County of Maui Dept. of Public Works

The project involves widening and installing curb, gutters, and sidewalk on the makai side of Wainee St. between Papalaua St. and Lahainaluna Rd. It is approx. 400 ft. long. The structural section for the road widening is 6"-untreated base course and 2"-asphalt concrete pavement. The finished roadway will be 36' curb-to-curb and the sidewalk will be 6' wide. The project is estimated to cost \$65,000.

HAWAII

CONSTRUCTION OF NEW LOADING DOCK AT PUAKO BOAT RAMP, LALAMILO, SOUTH KOHALA, HAWAII, State Dept. of Transportation, Harbors Division

The project involves the construction of a new 3 ft. wide and 95 ft. long loading dock adjacent to the existing Puako Boat Launching Ramp. The dock will utilize a composite precast/cast-in-place concrete design to facilitate construction in the remote project site. 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.

ACCESS ROAD REALIGNMENT, WAIAKEA, HAWAII, Hawaii Institute of Tropical Agriculture and Human Resources, University of Hawaii

The proposed project involves the relocation of the entrance to the Waiakea Agricultural Experiment Station located on the Stainback Hwy. on property identified as TMK: 2-4-8:1 in the Waiakea Forest Reserve. Presently, the entrance way to the main building is designed as an S-curve with 2 sharp turns. This S-curve is a safety hazard for vehicles as there are 2 "blind spots" within a short distance. The relocation of the entrance will also release from traffic some valuable land located near the present entrance for research plots. The area outside the station boundary and adjacent to the Stainback Hwy. is approx. 227' of buffer zoned forest area. The proposed new entrance way will be approx. 20' x 227' or 4540 sq. ft. (0.104 Ac.) and 62' mauka of the present entrance.

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).

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.

GENTRY 515, WAIAWA, CENTRAL OAHU, The Gentry Companies/City and County of Honolulu Dept. of General Planning

The proposed project consists of the development of 515 acres for residential, commercial, industrial, and open space in the Waiawa area of Central Oahu, Hawaii. A total of 4,990 residential units will be developed along with 83 acres of commercial/industrial space and all appurtenant service facilities and infrastructure. The mix of residential dwelling types will include conventional single family detached, low density apartment, medium density apartment, and "active" retirement housing in a leisure village setting which would be similar to those proposed in the Waiawa Development. The residential properties are to be sold in fee, primarily to owner-occupants. The proposed project will be developed adjacent to the proposed Waiawa Development in Waiawa. More specifically, the site (TMK: 9-4-06: por. 10 and 9-6-04: por. 1 and 4) is located mauka of Interstate Route H-2 between the Seaview and Crestview subdivisions and Waiawa Stream. The initial action required for this project involves a Development Plan amendment of Agriculture lands to Urban usage. All lands to be reclassified are vacant. The Gentry 515 project is developed as a planning concept which is separate from, but contingent upon the implementation of the proposed Waiawa Development. The plan presented represents a possible development alternative which could take place 10 to 20 years after commencement of the adjacent Waiawa Development.

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 31, 1987.

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

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

Status: Accepted by Governor Waihee on March 18, 1987.

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.

NOTICES

DETERMINATION THAT A SUPPLEMENTAL EIS IS NOT REQUIRED

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

INCLUSION OF THE AQUACULTURE PROGRAM AS PART OF THE FARM LABORATORY DEVELOPMENT AT PANAWEA AGRICULTURAL PARK, WAIAKEA, SOUTH HILO, HAWAII, University of Hawaii

Previously published February 8, 1987.

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

The University of Hawaii is proposing to include the aquaculture program as part of the Farm Laboratory development at Panaewa Agricultural Park. A supplemental statement to the Panaewa Agricultural Park EIS that dealt with the University of Hawaii at Hilo Farm Laboratory was previously accepted by Governor George Ariyoshi on February 13, 1981. The proposed aquaculture facilities will be situated on five acres of the 110-acre University Farm Laboratory and will include a 24' x 40' laboratory, storage and aeration pump facility, a Conley greenhouse (hatchery), 4 aboveground ponds, two 1/8-acre inground ponds lined with butyl rubber and a 1/2-acre inground sump lined with butyl rubber. Upon review of this matter, the Office of Environmental Quality Control has determined that a supplemental EIS is not required.

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

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

Previously published March 23, 1987.

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

Status: Accepted by the City and County of Honolulu Dept. of General Planning on March 27, 1987.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

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.

NONCOMMISSIONED OFFICER ACADEMY, EAST RANGE, SCHOFIELD BARRACKS, OAHU, U.S. Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for the construction of a new Noncommissioned Officer (NCO) Academy for 175 personnel (165 students and 10 cadre). The Academy will be located on 6 acres at the southwestern end of East Range, along East Range Rd. The Academy will consist of the following 3 buildings, totaling almost 54,000 sq. ft. of floor area: (1) a three-story administration/classrooms/mess hall, (2) a four-story male barracks, and (3) a three-story female/cadre barracks. Scope of work will include utilities systems upgrade, fencing, lights, paved vehicular parking areas, site improvements, and landscaping. The Academy will service all qualified soldiers in Army Commands in the State of Hawaii and the Pacific area, with classes being taught almost year-round. Presently, soldiers must successfully complete NCO programs of instruction to be considered for promotion to and above the rank of Sergeant. In Hawaii these courses are taught in 11 old wooden frame buildings located on the main Post at Schofield Barracks. The substandard buildings are termite infested, extremely hot for most of the year, and cannot accommodate the Department of the Army live-in course requirement. NCO Academy Hawaii is the only Academy in the Army that cannot meet this requirement, vital for instructional and learning effectiveness. The proposed action will provide an educational and live-in facility where soldiers will learn effective leadership skills and gain promotional opportunities. The proposed Academy will meet instructional requirements and fulfill its present and future assigned mission.

WATER STORAGE TANK, POHAKULOA TRAINING AREA, HAWAII, U.S. Army Support Command, Hawaii

Finding of No Significant Impact

The proposed action will provide for the construction of a two-million gallon steel water storage tank at the Pohakuloa Training Area (PTA), Island of Hawaii.

The structure will be about 100 ft. in diameter and 40 ft. in height and will include a booster pump, piping, valves, and connections to the existing PTA water system. The tank will be sited on fairly level terrain at the northeastern corner of the cantonment area at PTA. Nearby will be an officer dining facility, water pump station, and PTA water storage facilities. Critical habitat for the Palila, an endangered Hawaiian Honeycreeper, is found outside the cantonment boundary, about 600 ft. away on the slopes of Mauna Kea. The proposed project will partially alleviate the water supply concern at PTA. The installation water storage capacity will be increased, resulting in a substantial increase in the quantity of water available for use at PTA during high military use and low rainfall periods.

PROPOSED MARINE MINERAL LEASE SALE IN THE HAWAIIAN ARCHIPELAGO AND JOHNSTON ISLAND EXCLUSIVE ECONOMIC ZONES, U.S. Dept. of the Interior Minerals Management Service and the State Dept. of Planning and Economic Development

Draft Environmental Impact Statement

The Minerals Management Service and the State of Hawaii have prepared a draft EIS relating to the proposed lease sale for minerals other than oil, gas, and sulphur (minerals) of available blocks in the Hawaiian and Johnston Island Exclusive Economic Zones for cobalt-rich manganese crusts. The lease sale, authorized to be held under section 8 of the Outer Continental Shelf Lands Act (43 U.S.C. 1337), will offer for lease approx. 26,900 sq. kilometers (approx. 6.65 million acres). The estimates of potential metal resources in the proposed lease sale area are 2.6 million tonnes (metric tons) of cobalt, 1.6 million tonnes of nickel, and 81 million tonnes of manganese. Unknown amounts of platinum are also suspected but unconfirmed in the deposits. The deposits lie on the seafloor in the form of crusts or pavements of oxide minerals in water depths between 800 to 2400 meters on the flanks of

volcanically-formed islands and seamounts. The lease sale is tentatively scheduled in late 1987. The hearings on the draft EIS will be held on the following dates and times indicated:

- a. Wednesday, May 27, 1987
State Capitol Auditorium
~~State Capitol~~
Honolulu, Hawaii
(corner of Punchbowl and Beretania Sts.)
10:00 a.m. and 7:00 p.m.
- b. Thursday, May 28, 1987
University of Hawaii at Hilo
Campus Center, Room 306
Hilo, Hawaii
10:00 a.m. and 7:00 p.m.
- c. Friday, May 29, 1987
Kona Hilton
Resolution Room
75-5822 Alii Drive
Kailua-Kona, Hawaii
7:00 p.m.

Written testimony and comments on the draft EIS should be addressed to the Program Director, Office of Strategic and International Minerals, Minerals Management Service; 11 Golden Shore, Suite 260; Long Beach, California 90802.

Deadline: June 25, 1987.

EXEMPTION LIST

PROPOSED AMENDMENTS TO EXEMPTION LIST FOR CITY AND COUNTY OF HONOLULU DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT

Pursuant to EIS Rules Section 11-200-8, the City and County of Honolulu Dept. of Housing and Community Development, has proposed the following additions to their exemption list under Exemption Class #6: Construction or Placement of Minor Structures Accessory to Existing Facilities:

- 1. Transfer of title to land;

- 2. Creation or termination of easements, covenants, or other rights in structures or land;
- 3. Acquisition of land;
- 4. Minor subdivisions--single lot subdivisions into two or more lots;
- 5. Adjustment of boundary lines; and
- 6. Consolidation of residential zoned remnant parcels into one lot (residential), i.e., consolidation of remnant parcels to provide additional land area for low/moderate income housing purposes.

The Environmental Council is reviewing the proposed amendments and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman
Environmental Council
465 South King Street, Room 104
Honolulu, Hawaii 96813.

Deadline: May 8, 1987.