

OEOC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

DIRECTOR

Volume IV

April 23, 1987

No. 08

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

Previously published April 8, 1987.

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.

KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR A SINGLE FAMILY RESIDENCE, HAENA, KAUAI,
E. Brian Smith/Dept. of Land and Natural Resources

The applicant proposes to construct a wood-frame, four-bedroom, two-bath, two-story house on conservation district land identified as TMK: 5-9-02:41 at Haena, Kauai. This single family residence will be for the landowner's family use.

OAHU

CONSTRUCTION OF A CRM SEAWALL, TOE PROTECTION, CONCRETE SLAB AND CABINETS WITHIN THE SHORELINE SETBACK, KAHALA, OAHU, Dr. and Mrs. Thomas McMillan/City and County of Honolulu Dept. of Land Utilization

The applicants propose the modification of a seawall that protects their property at 4551 Kahala Ave. (TMK: 3-5-04:6 and 52). The proposed project consists of the reinforcement of 28 ft. of seawall, toe protection, concrete slab and cabinets. The new wall will have a width at the base of 8 ft. and is founded on the coral rock at approx. 3.5 ft. below M.S.L. The top elevation of the wall is 11.8 ft. above M.S.L. The improved seawall section will be tied in with the existing seawalls on either side.

PROPOSED MARINA EAST ZONE CHANGE, HAWAII KAI, EAST HONOLULU, OAHU, Kaiser Development Co./City & County of Honolulu Dept. of Land Utilization

This request is to rezone approx. 5.5 acres to R-5 Residential District from existing P-2 Preservation in accordance with the East Honolulu Development Plan land use designation for the area. The parcel to be rezoned (TMK: 3-9-08:13) is the portion of land on the west side of Keahole St., east side of Ainahou St., and the south side of Hawaii Kai Dr. It is anticipated that churches or a combination of churches and schools or churches and residential units will be built, depending on market and economic conditions. Approx. 35,000 sq. ft. of church and school space and about 285 parking stalls on the 5.5 acre site are proposed. The proposed development will consist of one and two-story buildings with surface parking.

WAIANA E HIGH SCHOOL 10-CLASSROOM BUILDING WAIANA E, OAHU, Dept. of Accounting and General Services for the Dept. of Education

This project involves the construction of a two-story concrete and masonry building of approx. 10,600 sq. ft. which will consist of 6 regular classrooms, 2 physical science classrooms, 2 chemistry classrooms, toilets and an elevator. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

HAWAII KAI BUSINESS PARK ZONE CHANGE, HAWAII KAI, OAHU, Kaiser Development Co./City & County of Honolulu Dept. of Land Utilization

This request is to rezone 14.873 acres of land in Hawaii Kai to I-1 Limited Industrial District from the existing P-2 Preservation Zoning District in accordance with the East Honolulu Development Plan land use designation for the area. The parcel to be rezoned (TMK: 3-9-10:01) is that portion of land on the west side of Kalaniana'ole Hwy. directly mauka of the East Honolulu Wastewater Treatment Plant. I-1 Limited Industrial District zoning is requested for this parcel. The East Honolulu Development Plan allows a development height of 40 ft. Approx. 50 subdivided lots ranging in size from approx. 7,500 sq. ft. to 15,000 sq. ft. on the 14.873-acre site are planned. The proposed development will consist of one, two and three story buildings with surface parking. Vehicular access to the development will be from Kalaniana'ole Hwy. Kaiser plans to construct all the infrastructure for the park, subdivide the parcel and develop conditions, covenants and restrictions governing the construction, operation and design of the park. Most of the finished lots will then be sold to land users or developers. Typical users may include mini-storage, home improvement center, plumbers, electricians, auto service establishments, a car wash, paint shops, etc.

MAUI

MAUI COMMUNITY COLLEGE (MCC) INTERACTIVE MICROWAVE SYSTEM, HALEAKALA, MAUI, Dept. of Accounting and General Services for Maui Community College

The project will be located on a portion of TMK: 2nd Division, 2-3-05:4 within the existing McCaw Antenna Facility at about the 6,800-ft. level. The project proposes to install 2 antennas on an existing 40' tower to provide an interactive television communications link between MCC and Hana, and 1 antenna on a new 20' pole to provide a link to Lanai. A temporary equipment shelter (10' x 12') will be attached to the existing building to house the electronics equipment until the existing building is enlarged. Space will be leased within the existing facility for the MCC equipment, antennas, and shelter. The project will provide MCC with a vital link to connect the outlying Maui County areas with interactive television communications for educational programs.

HALEAKALA COMMUNICATIONS FACILITY, HAWAII INTERACTIVE TELEVISION SYSTEM, HALEAKALA, MAUI, Dept. of Accounting and General Services for the Hawaii Public Broadcasting Authority (HPBA) of the Dept. of Commerce and Consumer Affairs

The Hawaii Interactive Television Systems (HITS) is a closed circuit television system consisting of a network of transmission sites which will link the major population areas of the State. The system will allow educational program viewing, participation and interaction statewide by program transmission between islands and broadcasting to standard T.V. receivers. The project proposes to construct a HITS remote repeater and broadcast facility on Haleakala. The facility will consist of:

- a. One tower approx. 100' high for several microwave dish antennae.
- b. A one story equipment shed of approx. 10' x 12'.

The project will provide the HPBA with a vital link to connect Oahu, Maui, and Hawaii with interactive television for educational programs. The project will be located on a portion of TMK: 2nd Div., 2-2-07:5. The proposed facility will be constructed in close proximity to the FAA facilities at about the 10,000 ft. level, just outside the boundary of the AEC site.

CONSERVATION DISTRICT USE APPLICATION FOR THREE MOORINGS AND A BEACH USE PERMIT, MAKENA, MAUI, Makena Boat Partners/Dept. of Land and Natural Resources

The applicant is requesting permission to install 3 moorings (2 after-the-fact) for commercial catamaran and zodiac use offshore of TMK: 2-1-6:59 and 2-1-7:93 and to obtain a beach use permit for the beach fronting the Maui Prince Hotel at TMK: 2-1-6:59, Makena, Maui. Two (one after-the-fact) of the moorings will be located offshore of the Maui Prince Hotel. The temporary inside mooring is located 100 yds. offshore and consists of a 75 lb. danford anchor attached to a white float with 1/2" chain. The other mooring is proposed to be located 200 yds. offshore and will consist of a buoy attached to an 800 lb. concrete block secured by three 250 lb. danford anchors. The mooring that is 200 yds. offshore of the Makena Landing consists of a 1200 lb. anchor with 5/8" chain, one 600 lb. fabricated railroad tie anchor, and a white float. The applicant is also requesting a beach use permit to conduct special organized group functions, such as Beach Olympics, volleyball, etc. on the beach fronting the Maui Prince Hotel. Another possible use would be a windsurfing demonstration using a simulator that gives the student the feel of windsurfing while still on land.

PROPOSED LAHAINA HOUSING PROJECT, LAHAINA, MAUI, County of Maui Dept. of Human Concerns

The County of Maui is proposing to develop an experimental and demonstration housing project under the provisions of

Section 46-15, Hawaii Revised Statutes, as amended. Proposed are 43 fee simple homesites, utilizing the "Zero Lot Line concept" with a minimum 4,080 sq. ft. lot, and one lot of approx. two acres to house 20 apartment units with 45 parking stalls. The project proposes the construction of 43 one-story, 2 bedroom, 1 1/2 bath units. The units will be of concrete masonry or wooden construction and the living floor areas will be approx. 925 sq. ft. Each of the units will have an open one-car carport and a covered one-car carport with a wall common to the adjoining unit. Onsite improvements for the proposed project will include concrete curbs and gutters, water system, sewer system, drainage system and underground electrical and telephone system. Offsite improvements will include a 12" waterline, an 8" gravity sewerline, a sewage lift station and a force main. The offsite system will be connected to the water and sewer system presently serving Lahaina Town. The basic scheme for design is laid out in the Lahaina Recreational Center Master Plan. The proposed project will be sited on lands mauka of Lahaina Town identified as TMK: 4-6-13:6 (portion). Comprising an area of 7.5 acres, the site is bounded makai by Honoapiilani Hwy., mauka by an existing cane haul road (Mill St.), by Aholo Rd. to the south and by the West Maui Youth Center and proposed Lahaina Recreational Center to the north.

HAWAII

PROPOSED DIRECT SALE OF ACCESS EASEMENT OVER AND ACROSS STATE LAND, KAAPAHU, HAMAKUA, HAWAII, Susan Dias and Roger Wood/Dept. of Land and Natural Resources, Division of Land Management

The applicants propose to purchase a perpetual, non-exclusive roadway easement consisting of approx. 2,100 sq. ft. over State land situated in Kaapahu, Hamakua, Hawaii, identified by TMK: 3rd/4-4-11: Portion 33 (Former Kaapahu School Lot) to afford ingress and egress to their abutting parcel (TMK: 4-4-11:62). An existing driveway traverses a portion of the subject parcel and has been in use

for over 30 years. When the lease for this parcel was let in 1980, the use of this driveway was terminated. The applicants' have recently constructed a temporary driveway to gain access to the existing residence but due to topographical constraints, the driveway is subject to washouts and can only be used with a 4-wheel drive vehicle. The applicants are now requesting an easement over the existing driveway on the State parcel for access to their abutting parcel.

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.

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

The proposed project involves the development of the Pacific Basin Conference Resort on a portion (about 23.5 acres, TMK: 8-4-29: 15-32, excluding parcel 29; and a portion of parcel 140) of the Mauna Olu Subdivision, adjacent to and above the 2 golf courses serving the Sheraton Makaha Resort and Country Club. Mauna Olu St. and a concrete drainage channel constitute the mauka site boundaries. The mauka area (to the east and northeast) bordering the site consists of the balance of the existing

undeveloped Mauna Olu Subdivision (about 186.5 acres). An open space, designated Agriculture on the Development Plan Land Use Map, lies immediately north and northwest of the project site. The 300 room Conference Resort would be specially equipped and staffed to provide a specific resort use lacking in today's hotel industry. Important attributes of a conference center hotel include an environment which minimizes distractions of business attendees, extensive recreation and fitness amenities, and specialized staff and facilities to accommodate both small and large meetings and conferences. Planned facilities include 300 hotel rooms and suites, 2 major conference rooms, 4 smaller conference rooms, 15 conference suites, restaurants, cocktail lounges and banquet rooms. The amenities planned include a health club, swimming pools, jogging trails and tennis courts.

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

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

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.

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

Previously published February 8, 1987.

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

Status: Accepted by the County of Maui Planning Commission on February 20, 1987.

NOTICES

NEPA DOCUMENT

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

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

Previously published April 8, 1987.

The hearings on the draft EIS will be held on the following dates and times:

- 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

Previously published April 8, 1987.

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

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.

DETERMINATION THAT A SUPPLEMENTAL EIS IS NOT REQUIRED

MILILANI WASTEWATER TREATMENT PLANT BY-PASS LINE, MILILANI, OAHU, City and County of Honolulu Dept. of Public Works

The City and County of Honolulu Dept. of Public Works is proposing to discontinue the treatment process at the Mililani Sewage Treatment Plant (STP) and convey raw sewage to the Waipahu Sewage Pump Station (SPS) through the recently constructed Mililani Effluent Disposal System. The impacts of the Mililani

Effluent Disposal System were addressed in the environmental impact statement accepted by Governor George Ariyoshi on March 9, 1978. The originally proposed project was modified in 1980 to use Field 215 instead of the Five-Finger Reservoir as the point of discharge of the Mililani STP effluent for furrow irrigation of sugarcane. The Dept. of Public Works is now proposing to install approx. 650 lineal ft. of 30-in. reinforced concrete pipe within the existing Mililani STP site to by-pass the Mililani STP. The reason for this is the decision by Oahu Sugar Co. to terminate the use of treated effluent for sugarcane irrigation. Upon review of this matter, the Office of Environmental Quality Control has determined that a supplemental EIS is not required.

WITHDRAWN EIS

HANALEI RIVER HYDROELECTRIC PROJECT, HANALEI, KAUAI, Island Power Co., Inc./Dept. of Land and Natural Resources

By letter dated April 3, 1987, the applicant withdrew the CDUA application and draft EIS for the Hanalei River Hydroelectric Project.