

# OEOC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL



JOHN WAIHEE  
GOVERNOR

DIRECTOR

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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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.

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### 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.

components of this project include West Loch District Park (20 acres), West Loch Golf Course (175 acres) and West Loch Beach Park (39 acres). Vehicular access to the project area will be extended from Fort Weaver and Kunia Roads.

CONTACT: Mr. Mike Moon, Director  
Dept. of Housing and Community  
Development  
650 S. King St., 5th Floor  
Honolulu, HI 96813

DEADLINE: August 7, 1987.

WEST LOCH ESTATES SUBDIVISION, EWA, OAHU,  
City and County of Honolulu Dept. of  
Housing and Community Development

TRANSPORTATION CENTER AND CITY HALL ANNEX  
OFFICE COMPLEX, HONOLULU, OAHU, City and  
County of Honolulu Building Dept.

The Dept. of Housing and Community Development is proposing two housing developments, a golf course and a beach park in Honouliuli, Ewa, Oahu. The proposed action involves City acquisition of about 466 acres of Campbell Estate property identified as TMK: 9-1-17:6, 9-11, 13-14, 18-31, 32, 34, 44, various; 9-1-20: various; 9-1-21: various; and 9-4-48: 74. The proposed beach park fronts the western side of West Loch in Pearl Harbor, while the proposed housing developments abut the beach park and are separated by the proposed golf course. The proposed housing developments consist of West Loch Estates Increments I (420 units) and II (1,080 units), which would require 66 and 166 acres of land respectively. Other

The City and County of Honolulu proposes to construct the Transportation Center and City Hall Annex Office Complex on the 8.7 acre Alapai Bus Yard site (TMK: 2-1-42: 4, 11,-14) which is bounded by Beretania, Alapai and King Sts. The proposed development will include a police headquarters of approx. 180,000 sq. ft., access roads, parking facilities with a total of approx. 1,250 stalls, a bus transit terminal with 16 covered passenger areas and holding area, and an office building of approx. 309,000

sq. ft. The existing bus facilities will be demolished when the bus operation is relocated to the Ameron property on Middle St. The development of the Alapai Bus Yard is being undertaken as part of an effort to provide facilities to relocate City agencies which are presently scattered in the downtown and Pawa areas to the vicinity of the Honolulu Civic Center, to provide adequate space for many City agencies which are currently housed in overcrowded quarters within the Civic Center and also to provide a much needed transit terminal for express buses.

CONTACT: Mr. Herbert Muraoka  
Director and Building  
Superintendent  
Building Dept.  
City and County of Honolulu  
650 S. King St.  
Honolulu, HI 96813

DEADLINE: August 7, 1987.

HONOAPIILANI HIGHWAY, PUAMANA TO HONOKOWAI, MAUI, State Dept. of Transportation, Highways Division (in cooperation with the U.S. Dept of Transportation, Federal Highway Administration)

Previously published June 23, 1987.

Contact: Mr. Tetsuo Harano  
Chief, Highways Division  
State Dept. of Transportation  
869 Punchbowl Street  
Honolulu, HI 96813

Deadline: July 23, 1987.

CONSTRUCTION OF A CONVENIENCE STORE, SERVICE STATION AND RELATED IMPROVEMENTS, KAHALU'U, NORTH KONA, HAWAII, Circle K Hawaii, Inc./County of Hawaii Planning Commission

Previously published June 23, 1987.

Contact: Sidney Fuke, Planning Consultant  
100 Pauahi St., Suite 212  
Hilo, Hawaii 96720

Deadline: July 23, 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

KIKIAOLA BOAT HARBOR COMFORT STATION, WAIMEA, KAUAI, State Dept. of Transportation, Harbors Division

The proposed project consists of demolishing the existing wooden comfort station at the Kikiaola Boat Harbor and replacing it with a new 10 ft. by 31 ft. concrete masonry unit structure with concrete slab flooring. Also proposed is a package sewage treatment plant system along with one additional cesspool. This additional cesspool will eliminate the occasional sewer system back-up during periods of heavy use. The proposed project will be constructed entirely on land within the existing Kikiaola Boat Harbor boundary.

ARMORY UNIT STORAGE ADDITION, KAPAA, KAUAI, State Dept. of Defense

The proposed project consists of the construction of an armory storage shed at the Hawaii Army National Guard armory facility (TMK: 4-5-15:05) on Kahau Rd. in Kapaa. The storage shed will be a pre-engineered metal warehouse-type building secured to a 4" concrete slab with an approx. floor area of 1,290 sq. ft. and requiring minimum electrical consumption. Storage will exclude ammunition, explosives, pyrotechnics, nuclear and any hazardous/toxic materials and wastes. The additional armory unit

storage is essential toward maintaining the Co. B, 1st BN, 299th Infantry, HIARNG, training and readiness mission.

REPAIR OF EXISTING SEAWALL AND BACKFILL OF LOW AREAS, KUKUIULA, KAUAI, Candace McCaslin/County of Kauai Planning Dept.

The applicant is requesting an "after the fact" Shoreline Setback Variance for the repair of an existing seawall, measuring 300 ft. long and 4 ft. high, and backfill of eroded areas that were completed immediately after Hurricane Iwa. Under the same application, the applicant proposes to backfill low spots on the subject property (TMK: 2-6-12:6) with approx. 2,730 cu. yds. of backfill.

OAHU

PALAMA NEIGHBORHOOD REVITALIZATION PROJECT, HONOLULU, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The City and County of Honolulu Dept. of Housing and Community Development will undertake an area-wide improvement program to upgrade substandard dwelling units and inadequate infrastructure in Palama, using Community Development Block Grant funds. The proposed program will involve a cooperative effort between the City and County of Honolulu and the property owners in the project area. The City and County's responsibility will be to upgrade and improve the public rights-of-way by widening and paving streets; installing curbs, gutters and sidewalks; and upgrading water, sewage and drainage systems in a manner similar to an improvement district project, but without assessment of cost to property owners. The concurrent obligations of the property owners will be to improve their properties by undertaking necessary repairs and improvements at their own cost to meet applicable provisions of public codes. In this connection, the City will provide information, assistance, and consultation services in the design, repair and financing of improvements as well as render relocation assistance to individuals, families and businesses that will be displaced. The

project site is bounded by Halona, Kokea, School Sts. and H-1 Freeway. It encompasses an area of approx. 54 acres and includes TMK: 1-6-06; 1-6-07; 1-6-08; 1-7-44 and 1-7-33, involving 270 parcels.

ARMORY UNIT STORAGE ADDITION, WAIAWA, PEARL CITY, OAHU, State Dept. of Defense

The proposed project consists of the construction of an armory storage shed at the Hawaii Army National Guard armory facility (TMK: 9-6-04:20) on Waihona St. in the Pearl City Industrial Park, Waiawa, Oahu. The storage shed will be a pre-engineered metal warehouse-type building secured to a 4" concrete slab with an approx. floor area of 645 sq. ft. and requiring minimum electrical consumption. Storage will exclude ammunition, explosives, pyrotechnics, nuclear and any hazardous/toxic materials and wastes. The additional armory unit storage is essential toward maintaining the 227th Engineer Co., HIARNG, training and readiness mission.

MAUI

ARMORY UNIT STORAGE ADDITION, KAHULUI, MAUI, State Dept. of Defense

The proposed project consists of the construction of an armory storage shed at the Hawaii Army National Guard armory facility (TMK: 3-7-12:07) on Puunene Avenue in Kahului. The 1290 sq. ft. storage shed will be a pre-engineered metal warehouse-type building secured to a 4" concrete slab and requiring minimum electrical consumption. Storage will exclude ammunition, explosives, pyrotechnics, nuclear and any hazardous toxic materials and waste. The additional armory unit storage is essential toward maintaining the Co. C. 1/299th INF, HIARNG, training and readiness mission.

MOLOKAI

ARMORY UNIT STORAGE ADDITION, KAUNAKAKAI, MOLOKAI, State Dept. Defense

The proposed project consists of the construction of an armory storage shed at

the Hawaii Army National Guard armory facility (TMK: 5-3-09:07) on Puali Place in Kaunakakai. The storage shed will be a pre-engineered metal warehouse-type building secured to a 4" concrete slab with an approximate floor area of 1724 sq. ft. and requiring minimum electrical consumption. Storage will exclude ammunition, explosives, pyrotechnics, nuclear and any hazardous/toxic materials and wastes. The additional armory unit storage is essential toward maintaining the DET 1, SPTCO, 1st BN, 299th INF, HIARNG, training and readiness mission.

#### HAWAII

CONSERVATION DISTRICT USE APPLICATION TO CONDUCT ARCHAEOLOGICAL RESEARCH, POLOLU ADZE QUARRY, NORTH KOHALA, HAWAII, Barbara Withrow/Dept. of Land and Natural Resources

The applicant proposes to conduct archaeological research for a Ph.D. in Anthropology at the Pololu Adze Quarry (Site 4981), TMK:5-1-01:5, North Kohala, Hawaii. The proposed research involves descriptive and mapping work and the collection of very small amounts of adze production debris for analysis. This will include thin-sectioning for source comparisons with adzes found in archaeological sites.

ARMORY UNIT STORAGE ADDITION, KEAUKAHA MILITARY RESERVATION, HILO, HAWAII, State Dept. of Defense

The proposed project consists of the construction of an armory storage shed at the Hawaii Army National Guard armory facility located at Keaukaha Military Reservation, Hilo, Hawaii. The 2245 sq. ft. storage shed will be a pre-engineered metal warehouse-type building secured to a 4" concrete slab and requiring minimum electrical consumption. Storage will exclude ammunition, explosives, pyrotechnics, nuclear and any hazardous/toxic materials and wastes. The additional armory unit storage is essential toward maintaining the HHC, 2nd BN, 299th INF, SPT CO, 2/299th INF, and 29th SIB AVN SEC, HIARNG, training and readiness mission.

DEVELOPMENT OF A RENTAL HOUSING PROJECT (LA'ILANI), KEALAKEHE, NORTH KONA, HAWAII, Mauna Lani Resort, Inc./Hawaii Housing Authority

The proposed development consists of a 200-unit residential rental housing project on a 15.5 acre site in Kealakehe, North Kona, Hawaii. The project is being proposed by Mauna Lani Resort, Inc., developer, in collaboration with the Office of Housing and Community Development, County of Hawaii and the Hawaii Housing Authority, State of Hawaii. Mauna Lani will develop the project and turnkey it to the Hawaii Housing Authority. The Kealakehe lands are owned by the Hawaii Housing Authority and are public lands. Twenty-five detached manor-type structures are plotted in 4 clusters across the site. Buildings will not exceed 2 floors in height and units are allocated 4 per floor. Each cluster will have its own entry, uncovered parking area and laundry facility. The project site is identified as TMK:7-4-17:30 and is situated adjacent to Manawale'a St. near the recently completed Kealakehe Public Housing project. A large open area near the center of the development is planned for open space and recreation purposes and a covered pavilion for outdoor entertaining and protection from the sun will be constructed. Tot lots also will be built as part of each cluster. A daycare center or pre-school is proposed as part of the development. A 10,000 sq. ft. lot has been set aside for this purpose. A licensed operator will be sought to construct and operate the school.

#### 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 EIS 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.

Maui Planning Dept. 244-7735.

SANDS AT KAALAWAI, DIAMOND HEAD, OAHU,  
Laurence Higgins/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The proposed Sands at Kaalawai Cluster consists of 4 residential dwellings to be constructed on 31,390 sq. ft. of property identified as TMK: 3-1-40: 5. The property is further identified as 4025 Kulamanu St., Honolulu, Oahu. All existing structures which include 6 dwellings will be demolished and removed from the site. The applicant's property is separated from the certified shoreline by a strip of land averaging approx. 38 ft. in width which is owned by the State of Hawaii. The applicant proposes to demolish all existing encroachments into State property. It is also proposed that a low wall be built to provide a separation between the State's property and the applicant's. The wall, 2 ft. in height and 1 ft. wide, would encroach into the shoreline setback 5 ft. at the eastern end of the parcel and extend 20 ft. westerly where it would intersect the 40 ft. setback line.

DECLARATORY RULING NO. 87-1

In response to a letter from Ms. Jacquelin Miller of the University of Hawaii Environmental Center, the Environmental Council acted on Declaratory Ruling No. 87-1 at its meeting on June 17, 1987. The conclusion and ruling states as follows: While the issue raised by the University of Hawaii Environmental Center pertained specifically to preliminary archaeological reports, the Environmental Council finds that the inclusion of any such incomplete report in a draft environmental impact statement compromises the intent of Chapter 343, HRS [Sec. 343-1] and the EIS Rules [Sec. 11-200-15(a) and 17(g)] by denying both public and private agencies and individuals the opportunity for a thorough review of the proposed action and its potential impacts.

WAIALUA-HALEIWA WASTEWATER FACILITIES PLAN, WAIALUA-HALEIWA, OAHU, City and County of Honolulu Dept. of Public Works

Previously published June 23, 1987.

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

Deadline: August 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.

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

Previously published June 23, 1987.

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

Status: Currently being processed by the City and County of Honolulu Department of Land Utilization and the Office of Environmental Quality Control.

NOTICES

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

- Hawaii Planning Dept. 961-8288;
- Hnl. Dept. of Land Utilization 523-4077;
- Kauai Planning Dept. 245-3919;

The Council, however, does not desire to have this ruling misconstrued so as to associate deficiencies identified during the normal review period with a "preliminary" report. The purpose of the public review is to discover such deficiencies in a draft EIS and to have the proposing agency or applicant correct them. As required by Section 11-200-15(a) of the EIS rules, preparers of environmental impact statements shall endeavor to develop a fully acceptable EIS prior to the time the EIS is filed with the OEQC. This requirement means the preparer must gather all available data, perform a thorough analysis of those data, and report the results in the EIS. It clearly precludes the use of incomplete reports in a draft EIS. The Council, therefore, on its own motion pursuant to Section 11-201-25 of its Rules of Practice and Procedure, and with the purpose of removing the uncertainty surrounding the use of preliminary reports, rules that the inclusion of preliminary reports, which are in fact simply incomplete reports, does not fully comply with Section 343-1, HRS, and Section 11-200-15(a) Environmental Rules.

**CHANGES TO CHAPTER 343, HRS**

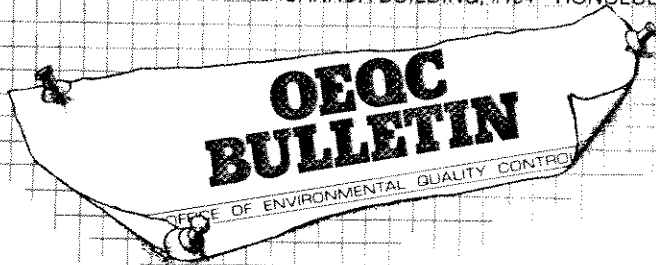
Several bills that affect Chapter 343, HRS recently became law. A listing of these bills and their major provisions follows:

H.B. 379 Relating to Environmental Quality  
 Extends public review period for draft EISs from 30 to 45 days; Gives accepting agency 30 days to accept a final EIS; Requires environmental assessment for the reclassification of conservation lands.

H.B. 1028 Relating to Environmental Impact Statements  
 Transfers responsibility to make recommendations on the acceptability of EISs from the Environmental Council to the Office of Environmental Quality Control.

H.B. 1583 Relating to Environmental Impact Statements  
 Requires environmental assessment for the construction of new or modification to existing helicopter facilities within the State which, through their activities, may affect conservation districts, the shoreline area, or any designated historic site.

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