

OEQC BULLETIN



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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 104, 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.

KEAHOLE AIRPORT MASTER PLAN, NORTH KONA, HAWAII, State Dept. of Transportation, Airports Division

Keahole Airport is located west of Queen Kaahumanu Hwy. and is approx. 7 mi. north of Kailua. The airport property encompasses approx. 4,000 acres of land, of which approx. 421 acres to the south has been leased to the Hawaii Ocean Science and Technology Park and 322 acres to the west have been leased to the Natural Energy Laboratory of Hawaii. The master plan recommended for the airport represents a series of facility improvements designed to accommodate the anticipated increase in passenger and aircraft operations to the year 2005. The major airfield facilities recommended consist of a 4,500 ft. runway extension, new and larger holding bays and additional taxiways. The extension of the existing runway will provide an 11,000 ft. long runway strong enough to support wide body aircraft. This will

allow unrestricted overseas service of expected aircraft types. The terminal facilities proposed include facilities for air carriers, airport support facilities, other airport related land uses and land reserved for future terminal expansion. Major facilities include: interisland terminal, overseas terminal, air cargo/mail facilities, general aviation facilities, air taxi/commuter facilities, heliport, car rental area, airport maintenance area, FAA tower, fuel storage and aviation lease space. The proposed terminal complex is laid out in a linear pattern which closely resembles the existing layout of major facilities.

Contact: Mr. Dean S. Nakagawa
State Dept. of Transportation
Airports Division
Honolulu International Airport
Honolulu, HI 96819

Deadline: December 23, 1987.

DEVELOPMENT OF A GOLF COURSE AT WAIALUA, NORTH SHORE, OAHU, Oceanic Properties Inc./City and County of Honolulu Dept. of General Planning

The applicant is requesting the amendment of the North Shore Development Plan in order to develop an 18-hole championship golf course. The proposed amendment

ould redesignate lands identified as MK: 6-5-01:2 and 6-4-01:6 from agriculture to parks and recreation. The proposed golf course will be located generally between Weed Circle and Thompson Corner, mauka of Kaukonahua Rd. A club house, driving range and equipment building will also be included in the construction program.

Contact: Mr. Tyrone T. Kusao
Tyrone T. Kusao, Inc.
1188 Bishop St., Suite 2507
Honolulu, HI 96813

Deadline: December 23, 1987.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./Maui County Planning Commission

The County of Maui Planning Commission has determined that a Supplemental Environmental Impact Statement is required for the Makena-Keoneoio Rd. Cul-de-sacs Plan because the action had changed significantly in scope from the previous planned improvements. The lands involved in this project are identified as TMK: 2-1-05:84 and 86; and 2-1-06: 56, 57 and 59. The proposed action consists of the construction of 2 permanent cul-de-sacs at the north and south ends of the makai road parcel, comprised of an asphalt turn around surface and concrete curbs, along with the provision of 30 paved and marked parking stalls on a portion of TMK: 2-1-05:84 south of the south cul-de-sac. The applicant's property makai of the roadway will be landscaped with improvements to some existing features and includes some grading, but would not involve extensive cutting or grading within the existing sand dune area. Existing roadways between Honoiki St. and the north cul-de-sac, and the south cul-de-sac to Makena-Alanui will be widened and improved to Maui County Subdivision access road standards. The Honoiki St. to north cul-de-sac section will include approx. 2,110 ft. of roadway and 990 ft. of asphaltic concrete sidewalk while the

south cul-de-sac to Makena-Alanui section will involve approx. 1,190 ft. of road and 550 ft. of asphaltic concrete sidewalk. Between these cul-de-sacs, for a length of 1,100 ft., a walkway area with a reserved width of up to 20 ft., is proposed to lie within the boundaries of the existing Makena-Keoneoio Rd. A low lava rubble wall will define the boundary of the Makena-Keoneoio Rd. on either side. The walkway will be constructed of either natural materials or of simulated materials and may include the use of turf separator strips. The walkway area will be regraded, in order to promote positive water drainage and to mitigate current ponding in the north area.

Contact: Mr. F.J. Rodriguez
Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96809

Deadline: December 23, 1987.

DEVELOPMENT OF INDUSTRIAL AND RESIDENTIAL USES AT KIPAPA GULCH, WAIPIO, EWA, OAHU, Dairy Co., Inc./City and County of Honolulu Dept. of General Planning

Previously published November 8, 1987.

Contact: Mr W. Y. Thompson, Consultant
98-1051 Kahapili Street
Aiea, Hawaii 96701

Deadline: December 8, 1987.

DEVELOPMENT OF A GOLF COURSE, KUNIA, OAHU, Nihonkai Lease Co., Ltd./City and County of Honolulu Dept. of General Planning

Previously published November 8, 1987.

Contact: Mr. William E. Wanket
William E. Wanket, Inc.
Pacific Tower, #1010
1001 Bishop Street
Honolulu, Hawaii 96813

Deadline: December 8, 1987.

NEW KONAWAENA ELEMENTARY SCHOOL, NORTH AND SOUTH KONA, HAWAII, Dept. of Accounting and General Services

Previously published November 8, 1987.

Contact: Mr. Mark Yamabe
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 8, 1987.

NEW PAHOA ELEMENTARY SCHOOL, PAHOA, HAWAII, Dept. of Accounting and General Services

Previously published November 8, 1987.

Contact: Mr. Mark Yamabe
Division of Public Works
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: December 8, 1987.

WAILUNA IV DEVELOPMENT, WAI'IAU, EWA, OAHU, The Lusk Co./City and County of Honolulu Dept. of General Planning

Previously published November 8, 1987.

Contact: Mr. F. J. Rodriguez
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Deadline: December 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 THE CONSTRUCTION OF A ROCK SEAWALL, HAENA, HANA'ALEI, KAUAI, Murcia-Toro, Inc./Dept. of Land and Natural Resources

The applicant is proposing to construct a seawall along the approx. 180 ft. shoreline of property identified as TMK: 5-9-02:35 at Haena, Hanalei, Kauai. The seawall is necessary to prevent further erosion of the property, to save the existing concrete deck from collapsing due to its being undermined, and to maintain the natural beach berm to minimize the potential of wave damage to the single-family residence on the lot. The proposed seawall will consist of boulders being placed in layers fronting the eroded bank, with crushed rock filler.

OAHU

WAIPAHU INTERMEDIATE SCHOOL LIBRARY, WAIPAHU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project consists of the design and construction of a new, single-story, concrete and masonry building with approx. 9,000 sq. ft. of space. The library will be constructed within the existing school campus located at 94-455 Farrington Hwy.

ACQUISITION AND DEVELOPMENT OF KAKELA BEACH PARK, KOOLAULO'A, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The proposed action includes the acquisition of the 4.4-acre Catholic Youth Organization (CYO) property identified as TMK: 5-5-01:2 and the development of a new public beach park.

The property is located between Kaipapau Pt. and the Mormon church property commonly known as Kakela Beach. Proposed improvements will include site work, access, parking, irrigation system, comfort station and related sewage disposal system, outdoor showers, landscaping and picnic facilities. Some of the existing structures on the property will be demolished and removed.

EXPANSION AND RENOVATION OF HAWAII STATE LIBRARY, DOWNTOWN HONOLULU, OAHU, Dept. of Accounting and General Services for the Dept. of Education, Hawaii State Library System

This project involves the expansion of the Hawaii State Library by approx. 43,000 sq. ft. and renovation of the existing building. The project will provide the Hawaii State Library System's main library with adequate space and flexibility to meet the varying service demands of a wide spectrum of patrons. The library is on the State and Federal Registers of Historic Buildings.

AGRICULTURAL SCIENCE FACILITIES, PHASE 3, UNIVERSITY OF HAWAII AT MANOA, OAHU, Dept. of Accounting and General Services for the University of Hawaii at Manoa

This project consists of the design and construction of a multi-story concrete and masonry building for classrooms, laboratories and office space on the University of Hawaii at Manoa campus. The project will provide the University with a much-needed facility to enhance the College of Tropical Agriculture and Human Resources' development of expertise in applying the agricultural sciences to the tropics.

SUNSET BEACH ELEMENTARY SCHOOL EIGHT-CLASSROOM BUILDING, SUNSET BEACH, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed action is the construction of an 8-classroom concrete and masonry building including sitework, utilities and a portion of the service roadway on the Sunset Beach Elementary School site.

The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

TEMPORARY VARIANCE/CONSERVATION DISTRICT USE APPLICATION TO TEST A LOW POWER TELEVISION BOOSTER TRANSMITTING STATION, KANEOHE, KOOLAUPOKO, OAHU, King Broadcasting Co. (KHNL-TV)/Dept. of Land and Natural Resources

The applicant is requesting approval to test a low power television booster transmitting station for 90 days at Kaneohe, Koolaupoko, Oahu, on TMK: 4-5-32:1. At the proposed project site, Honolulu Cellular Telephone Co. currently operates a cellular telephone cell site. The equipment required to implement the project will be contained within the existing building except for an antenna, not unlike those existing, and a receiving "dish" to pick up the KHNL signal that is to be relayed. There will be no increase in height from that existing, and the "dish" antenna is consistent with equipment already authorized for the site. Installation requires helicopter transport equipment and personnel over a period of 2 to 3 days. Assuming that the testing results are positive, the applicant would leave its equipment in place until final determination is made by the Board of Land and Natural Resources on the application for a permanent installation. If it is determined that the test transmission is not successful, the equipment would be removed at the end of the test period.

CHINATOWN GATEWAY PLAZA PROJECT (HOTEL-BETHEL), HONOLULU, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The proposed project is located on 2 sites separated by Hotel St., between Nuuanu Ave. and Bethel St. in Honolulu. The makai site, on TMK: 2-1-02:38 and 39, is occupied by the 100-stall street level Hotel-Bethel Municipal Parking Lot owned by the City and County of Honolulu. contains approx. 38,000 sq. ft. and occupies 65% of the block. The mauka

site, on TMK: 2-1-03: 15, 23, 24 and 25, is privately owned and occupied by 4 dilapidated 2-story commercial structures. It totals 17,294 sq. ft. The proposed action involves redevelopment of the existing parking lot on the makai site by relocating the parking underground and adding a 25-story tower and a separate 2-story structure containing rental residential, commercial, and police substation uses and a street level pedestrian plaza. The proposed action also includes the acquisition of the mauka site to develop a landscaped park/plaza of 17,654 sq. ft. that in conjunction with the makai park would serve as the "Gateway to Chinatown," and an amphitheater adjacent to the Hawaii Theater.

HAWAII

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

A negative declaration for the proposed project was previously published in the April 8, 1987 OEOC Bulletin. Changes in the scope of work require amendment of the previously submitted negative declaration. The subject loading dock has been relocated from the northeast side of the existing Puako Boat Ramp to the southwest side. All previously described physical features of the loading dock will remain unchanged. A recent fire destroyed the existing wooden pier except for the pier supports. The removal of the remaining pier supports will be incorporated as part of this project. The changes in the scope of work will not change the determination that "no EIS is required."

CONSTRUCTION OF A RETAINING SEAWALL AND RELATED IMPROVEMENTS WITHIN THE 40-FOOT SHORELINE SETBACK AREA, LALAMILO, SOUTH KOHALA, HAWAII, David A. Akana, et al. and David A. Akana and Hilda C. Akana Trust/County of Hawaii Planning Commission through the Planning Dept.

The applicants propose to jointly construct a retaining seawall and related

improvements immediately mauka of the certified shoreline on property identified as TMK: 6-9-05:10 and 11, Puako Beach Lots Subdivision, Lalamilo, South Kohala, Hawaii. The improvements with the 40-ft. shoreline setback area will protect the properties from further high wave damage and beach erosion. The retaining seawall would traverse the length (200 ft.) of the applicants' properties immediately mauka of the certified shoreline. The height of the vertical CRM rockwall would be 4 ft. above the finished grade. The top of the wall would be 18 in. wide while the face of the wall would be 2 ft. wide. The improvements will also include the placement of fill material, topsoil and landscaping.

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.

KAPOLEI VILLAGE MASTER PLAN, EWA, OAHU, Housing Finance and Development Corporation

The proposed Kapolei Village is to be located on the southwest side of Oahu, north of the Naval Air Station Barbers Point, south of the Makakilo residential community and directly east of the proposed Kapolei Town Center. Major roadways such as the H-1 Freeway, Farrington Hwy. and Barbers Pt. Access Rd. provide access to the site. The 830-acre site is owned by the Estate of

James Campbell and is leased to the Oahu Sugar Co. for sugarcane cultivation. The project site is identified as TMK: 9-1-16:23 and 25 (por.). The overall development concept for the Kapolei Village Master Plan provides for a planned residential community with adequate community support facilities. The plan provides for approx. 5,000 residential housing units, an 18-hole golf course, and a range of community facilities and amenities including parks, schools, bikeways, and commercial areas within the project site. The approx. 5,000 housing units will consist of 60% affordable and 40% market units. The 147-acre golf course/clubhouse complex provides the major recreation/open space element of the master plan. Two 2-acre recreation centers, one 14-acre community park and one 6-acre neighborhood park are distributed throughout the project site. Four church sites are identified on the master plan. One church/day care center is also identified. A 5-acre park and ride facility is planned adjacent to the main entry at the Village Parkway/Farrington Hwy. intersection. Two 6-acre elementary school sites, one 15-acre intermediate school and one 25-acre high school site are designated on the master plan. Also designated are one 3-acre neighborhood commercial site and another 8-acre site. A phasing plan has been prepared for the development of the site in 6 increments.

This EIS is also available for review at the Ewa Beach Community-School, Waianae and Waipahu Libraries.

Deadline: January 7, 1988.

MAUI INTAKE SERVICE CENTER/COMMUNITY CORRECTIONAL CENTER EXPANSION AND RENOVATION, WAILUKU, MAUI, Dept. of Accounting and General Services

The existing Maui Intake Service Center/Community Correctional Center (ISC/CCC) located on TMK: 2-3-8-46:5 (2.062 acres) will be renovated and expanded. Expansion will take place on a portion of TMK: 2-3-8-46:6 (2.958 acres). The other portion of TMK: 2-3-8-46:6, the Police Rifle Range, will remain under County control until

such time when it can be relocated and the parcel transferred to the State. The 2 parcels are to be consolidated and ownership will be transferred from the County to the State. The facility is to be expanded to accommodate 140 inmates (men and women) by the year 1990. In addition to the 140-bed total, 8 segregation cells not counted in the 140-bed total will be provided. Renovation of the existing main building will also be done. The inmate classification will be into three general groups:

- A. Unsentenced (male and female, misdemeanants and felons housed separately).
- B. Furlough and Community Release (housed separately).
- C. Sentenced (male and female [housed separately], misdemeanants and probation felons).

This facility will be used primarily for detention purposes. Sentenced misdemeanants, probation felons and furlough and community release inmates will be housed at this facility.

This EIS is also available for review at the Maui Community College, Kahului, Lahaina and Makawao Libraries.

Deadline: January 7, 1988.

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.

NEW HANAMAULU-WAILUA ELEMENTARY SCHOOL, HANAMAULU-WAILUA, KAUAI, Dept. of Accounting and General Services

Previously published November 8, 1987.

This EIS is also available for review at the Kauai Community College and Kapaa Libraries.

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

NORTH BEACH, KAA NAPALI, MAUI, Kaanapali North Beach Joint Venture/County of Maui Planning Department

Previously published November 8, 1987.

This EIS is also available for review at the Maui Community College, Kahului and Lahaina Libraries.

Status: Currently being processed by the Maui County Planning Commission.

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

Previously published October 8, 1987.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on October 9, 1987 and currently being processed by the Office of Environmental Quality Control.

CONSERVATION DISTRICT USE APPLICATION FOR THE OPERATION OF SUBMERSIBLES AS A PUBLIC ATTRACTION IN THE WATERS OFF KAILUA-KONA, HAWAII, Atlantis Submarines, Inc./Dept. of Land and Natural Resources

The applicant proposes to operate a single submersible off Kailua-Kona, Hawaii. The site proposed for operating the submersible will be located northwest of Kailua Bay in 90 to 150 ft. of water between Kukailimoku Pt. and Keahuolu Pt. The preferred site is located approx. 3000 ft. west-northwest of Kukailimoku Pt. and over 600 ft. offshore of the old Kona Airport. The site will consist of a primary operating area encompassing about 180,000 sq. ft. (approx. 4 acres), extending 500 ft. roughly parallel to the shore and 360 ft. normal to the shore, and a deep site further offshore. With one exception, all construction and site enhancement will be limited to the primary operating area. Enhancements will include a mooring, a sunken vessel, and one or more habitat structures

(artificial reefs). At a later date, a deeper sunken vessel will be placed outside of the primary site at a depth between 210 and 240 ft. (that is, between 600 and 1,200 ft. seaward of the primary operating area). The submersibles to be utilized in Hawaii accommodate 46 passengers. Passengers will purchase reservations for specific dive tours which operate each hour between 0800 and 2200 hours, 7 days a week. An approx. 50-ft. long boat will transport the passengers from the public pier at Kailua Bay either directly to the submersible or to an offshore platform moored over the dive site. Following the final dive of each day, the submersible and the transfer platform will be towed to a moorage site in Kailua Bay for maintenance procedures.

This EIS is also available for review at the UH-Hilo Campus and Kailua-Kona Libraries.

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

PUNA GEOTHERMAL VENTURE PROJECT, PUNA, HAWAII, Thermal Power Co./County of Hawaii Planning Dept.

The Puna Geothermal Venture Project is a geothermal power facility consisting of an electric power plant and supporting wellfield facilities. The project will be developed on approx. 500 acres (TMK: 3-1-4-01:por. 2 and 19) of an 816-acre sublease from the Kapoho Land Partnership within the Kapoho Section of the Kilauea Lower East Rift Geothermal Resource Subzone. The power plant uses geothermal steam to drive a steam turbine-generator and produce electrical power. The facility is designed to provide 25 megawatts of electricity to the Hawaii Electric Light Co.'s energy grid system for island-wide use. To ensure delivery of 25 megawatts, the power plant is designed to handle a gross capacity of 30 megawatts. The excess capacity will be utilized by the power plant for internal energy requirements and transmission line losses. Up to 6 wellpads are currently expected to be required over the 35-year life of the

project. Currently 2 wellpads are located on-site. The current plan anticipates about 20 geothermal wells over the life of the project. All wells will be drilled to the depth of the geothermal resource, approx. 4,000 ft. below the surface. The power plant will include 2 main structures: the main turbine generator building (approx. 50 ft. by 180 ft.) and the two adjacent cooling towers (approx. 75 ft. long by 75 ft. wide by 40 ft. high).

This EIS is also available for review at the UH-Hilo Campus, Pahoa Community-School and Keaau Community-School Libraries.

Status: Currently being processed by the County of Hawaii Planning Department.

465 SOUTH KING STREET - KEKUANAOA BUILDING, #104 - HONOLULU, HAWAII 96813



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