

# OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume 5

July 23, 1988

Number 14

## 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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### NEGATIVE DECLARATIONS

Budget & Finance, Telecommunications  
Div./Dept. of Land & Natural Resources

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.

The work involved will include:

(a) Strengthening the existing antenna tower. The existing tower will be strengthened to accommodate the installation of the video microwave antennae that was previously approved by the Land Board. The strengthening of the tower is also required to withstand 100 mph wind loads.

(b) Construction of an adjoining 150-sq.-ft. equipment building and backup power generator enclosure plus the installation of an LPG fuel tank.

This amendment proposes to correct the size of the existing State of Hawaii site located within the Puu Ualakaa Park, Tantalus (Round Top), Oahu (TMK 2-5-19: por 3) from 200 sq. ft. to 792 sq. ft. and provides for the expansion of the existing equipment building to enable the State of Hawaii to complete an interactive video microwave transmission

OAHU

CONSERVATION DISTRICT USE APPLICATION  
AMENDMENT FOR MODIFICATION OF AN EXISTING  
TELECOMMUNICATIONS FACILITY AND  
SUBDIVISION, TANTALUS, OAHU, Dept. of

system to and from the neighbor islands. The proposed expansion of the Round Top facilities is being undertaken to implement the Hawaii Interactive Television System (HITS), a priority telecommunications project of the State. The project, when fully implemented, would enable the Hawaii Public Broadcasting Authority (HPBA) and the University of Hawaii to transmit educational programs and college credit courses between Oahu and the neighbor islands.

*Halawa Shopping Center, Amend. to Neg Dec.*  
AMENDMENT TO NEGATIVE DECLARATION FOR PROPOSED HALAWA CENTER, Halawa Associates, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant was required to undertake further study of traffic and air quality impacts of the proposed development. As a result, the applicant has produced an "Addendum" to the previous Environmental Assessment; the Negative Declaration issued on January 14, 1988 (published in the January 23, 1988 Bulletin) has thereby been amended.

CONSERVATION DISTRICT USE APPLICATION FOR INSTALLATION OF A 20-INCH WATER MAIN ALONG KAMEHAMEHA HIGHWAY AT KALUANUI STREAM, HAUULA, OAHU, City & County of Honolulu Board of Water Supply/Dept. of Land and Natural Resources

About 6,500 ft. of 20-inch transmission main is proposed to be installed along Kamehameha Highway from Haleaha Road in Punaluu to Sacred Falls Trail Road in Hauula. The main will be buried along the seaward side of the road right-of-way and have a minimum cover of three ft. The project objective is to increase the carrying capacity of the Windward Water Distribution System to allow the assimilation of new wells being developed at Kaluanui into the existing water system. The main is being oversized to allow the assimilation of other future water sources being planned for development north of Kaluanui. (TMK 3-09:47)

WAHIAWA MIX USE HOUSING PROJECT, CALIFORNIA AVENUE, WAHIAWA, OAHU, Housing Finance & Development Corp., State of Hawaii

This project will provide low-cost rental housing for the elderly and handicapped and affordable housing for families. The project consists of 40 single-family housing units and 60 elderly housing units to be built on approximately 7.8 acres of the 17.2-acre site. A total of 40 single-family detached houses will be sold to qualified applicants. A total of 60 units will be rented to qualified applicants 62 years of age and older, with income not to exceed \$17,500 per year. One unit will be provided for the resident manager. The one-bedroom handicapped units are located on the ground floor and are designed to meet certain handicapped criteria. These units will have level access to California Avenue through the planned lobby and parking area. Twelve units will be studio units and 48 units will be one-bedroom units. The rental rate is estimated to be from a minimum of \$150 for studios and \$175 for one-bedroom units per month, up to 30% of annual gross income. The single-family units will be marketed in fee for an average price of \$97,000. In October of 1986, HFDC advertised for applicants for the single-family house/lots. A total of 184 applications were filed with HFDC which satisfies the 4:1 applicant to unit pre-sale requirement generally established for all HFDC sponsored projects.

The single family affordable housing will be funded by HFDC's Dwelling Unit Revolving Fund. The estimated construction cost is \$3,878,200. The source of funding for the 60 elderly units will be the State capital improvement funds. The estimated construction cost is \$4,000,000. Construction is planned to commence in October of 1988 with project completion expected in June of 1989.

The proposed Wahiawa Mix Use Project will be located on two parcels of land in the Wahiawa area of Central Oahu. The

parcels are owned by the Housing Finance & Development Corporation (TMK 7-4-12: parcels 10, 12). The project site is adjacent to California Avenue and about half a mile East of Kamehameha Hwy.

LAND ACQUISITION TO EXPAND KAHALUU REGIONAL PARK AND CONSTRUCTION OF SITE IMPROVEMENTS, KOOLAUPOKO, OAHU, City & County of Honolulu Dept. of Parks & Recreation

The proposed action involves (1) the acquisition of approximately 37 acres for expansion of Kahaluu Regional Park and development of said lands (bounded by Kamehameha Highway, Waihee Rd. and Ahilama Rd.) into a regional park complex, and (2) improving the existing shoreline park located makai of Kamehameha Highway. (TMK: 4-7-12: 1,5,6,12,16,18,19; 4-7-26:7; 4-7-27:9 and 21; 4-28:39, 42 and 43)

Site improvements will include earthwork, drainage, utilities, access, parking, irrigation system, comfort facilities, ball fields and play courts with night lights, security lighting, picnic facilities, landscaping, a gymnasium/recreation building complex and a swimming pool. Acquisition and development will be done on an incremental basis as funds become available.

The proposed park is intended to serve residents in the Kahaluu/Ahui-manu/Heeia/Waiahole area (primary service area) and relieve the demand for play fields in the Kaneohe area (secondary service area). The proposed action will not require relocation of individuals or families. Residents are cognizant of the City's intent to expand Kahaluu Regional Park. The costs for planning, engineering and construction have been estimated at \$7,000,000 to \$9,000,000.

Access to the park will be available off Kamehameha Hwy, via Waihee Road and Ahaolelo Road. Parking lots will be provided for both the passive park and district park areas. Street parking will also be available on Waihee Road.

MAINTENANCE FACILITIES IMPROVEMENTS, HONOULIULI WASTEWATER TREATMENT PLANT, HONOULIULI, EWA, OAHU, City & County of Honolulu Dept. of Public Works

The proposed project involves the construction of four separate facilities during FY '89 or '90 at the Honouliuli Wastewater Treatment Plant (WWTP). The four proposed facilities will be located within the WWTP site (adjacent to Barbers Point Naval Air Station; TMK: 9-1-12:26, 9-1-13:7) and consist of the following:

1. Maintenance Work Area: Construction of a 950-sq.-ft. roof structure over an existing floor slab adjacent to the existing maintenance building.
2. Lubricant Dispensing Area: Construction of roof structure approximately 758 sq. ft. with concrete foundation to store and dispense lubricants in drums; and construction of associated driveway area.
3. Ground Maintenance Facility: Construction of floor slab, associated driveway area and erection of a prefabricated metal building of 1,000 sq. ft.
4. Locker Facility: Construction of an approximately 1,020 sq. ft. locker, dressing, shower and sanitary facility, and additional parking spaces.

CONSERVATION DISTRICT USE APPLICATION TO CONSTRUCT DRIVEWAY, PARKING SLAB AND FENCE TO EXISTING RESIDENCES AT MAKIKI, OAHU, Makiki Project I and Cedric and Patricia Choi/Dept. of Land & Natural Resources

The applicants propose to construct a driveway, parking slab, and fence as an accessory use to permitted residences which have been at the site for over twenty years. (TMK: 2-5-20:07)

CONSERVATION DISTRICT USE APPLICATION TO BUILD AN EXTENSION ONTO EXISTING HOUSE,

TANTALUS, OAHU, Robert B. and Jean C. Marchant/Dept. of Land & Natural Resources

The property presently has two two-story houses of approximately 2,400 sq. ft. each. The proposed addition to House A will be approximately 1,040 sq. ft, also two levels. Included in the addition will be a wood-working shop and living space including office, bedroom, bath, and small garage. The addition will be built to fit to the contours and landscape as unobtrusively as possible.

SHORELINE PROTECTION ACT DOCUMENT:  
CONSTRUCTION OF THREE INDUSTRIAL  
WAREHOUSES, 94-283 PUPUOLE STREET,  
WAIPAHU, OAHU, Duane J. and Barbara J. Cargill/Dept. of Land Utilization

The project involves three separate buildings on three adjoining lots. Each lot will house a two-story, high-volume warehouse with an accessory office. All three lots are entirely within the Special Management Area. No land approvals have been granted and none are required. The area is zoned I-2 which is the desired use for the properties. The site is presently cleared and is being used as a construction yard by a contractor. The new structures will be less than thirty ft. in height. (TMK 9-4-49:36)

**MAUI**

CONSTRUCTION OF ADDITIONAL CONTAINER YARD AT PIER 1, KAHULUI HARBOR, MAUI, Dept. of Transportation, Harbors Division/ OEQC

The project site is located between the existing Pier 1 container yard and the Pier 1 access road at the seaward side. (TMK 3-7-10:13, 27 and 15) The proposed project consists of grading and paving approximately 3 acres, installing area lights, fire protection system and painting traffic lanes and container stalls. The pavement structure will consist of the existing coral subbase, aggregate base course and asphalt concrete pavement. The lighting system

will consist of pole-mounted floodlights to provide an average maintained illumination level of five footcandles. Preliminary drainage studies indicate that the area can be surface drained to follow the existing drainage pattern of the existing partially improved area.

**LANAI**

CONSERVATION DISTRICT USE APPLICATION FOR A TELECOMMUNICATION FACILITY AT PUA KILEA, LANAI, GTE Hawaiian Telephone, Inc./Dept. of Land & Natural Resources

The proposed facility will consist of a 100-foot tall, self-supported tower on which two grid antennae, each 10 ft. in diameter, will be mounted. A 352-sq.-ft. concrete masonry unit equipment building housing telecommunication equipment and an emergency generator will be constructed adjacent to the tower. A diesel fuel tank with a capacity of 550 gallons will be buried on-site to supply the emergency generator. The tower and the equipment building will be secured by fencing and a locked gate.

A dirt access driveway will be constructed from the existing road to the site on a road easement. Electrical power will be supplied to the facility via a new line from the existing power line approximately 600 ft. away. The line will lie within a new utility easement to be established from the existing power line to the proposed facility. A new fiber optic cable will be installed in the electrical power corridor and along the new utility easement from HawTel's central office in Lanai City to the facility. There will be no water or sewer connections to the facility. Drainage on the site will be directed as required to natural drainage courses.

Construction of the facility will involve grading and grubbing followed by construction of the antenna facility. Only one or two ironwood trees with a trunk diameter exceeding 12 inches will be removed.

When it becomes operational, the proposed antenna facility will provide a new over-water microwave radio link to another antenna facility at Kualapuu, Molokai. The new link will be the second for Lanai into HawTel's statewide telephone system and will insure against communication isolation in the event of a communication outage. Moreover, the antenna facility will accommodate replacement of Lanai's outmoded step-by-step switching system, which is operating at near full capacity. The planned digital switching system will improve overall telephone service on the island. It will also provide Lanai with the opportunity to accommodate economic activities relying on telecommunications requiring high quality digital transmission. (TMK: 4-9-02:01)

The commencement date for the proposed project would be April 1989 and the completion date, August 1989 for the antenna facility and December 31, 1989 for the microwave system.

**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.

MAUNALUA BAY FERRY TERMINAL, HAWAII KAI, OAHU, Dept. of Transportation Harbors Div.

Previously published July 8, 1988.

Contact: Mr. David K. Higa  
 Dept. of Transportation  
 Harbors Division  
 79 South Nimitz Highway  
 Honolulu, HI 96813

Deadline: August 8, 1988.

**ENVIRONMENTAL IMPACT STATEMENTS**

As 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 should 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 WAILEA 670, WAILEA, MAUI, GCR/VMS Maui 670, VMS Realty Partners/County of Maui Planning Dept.

The Maui Wailea 670 property, comprised of approximately 670 acres, is located on the lower slopes of Haleakala volcano on east Maui and is adjacent to the existing Wailea resort to the west, Seibu Makena resort to the south, Ulupalakua Ranch to the east and Maui Meadows subdivision and Kihei to the north. (TMK 2-1-08:56 and 71) The site is bisected by property reserved for the planned extension of the state's Piilani Highway, a major transportation corridor that is planned to connect to the upcounty/Kula region. The property is owned in fee by GCR/VMS MAUI 670.

The proposed Maui 670 is an extension of the Wailea-Makena resort community and is comprised of two 18-hole golf courses. It is planned as a focal point for community activities in a mixed-use village center and resort lodge accommodations to complement the luxury hotel accommodations of Wailea and Makena. The primary activities/services to be planned within the mixed-use village is a commercial and eatery center resort lodge visitor accommodations, visitor information center, and other facilities such as arts and crafts center and theaters. A church will also be located within the village. The village

center will be located within the makai 300 acres of the project and will be in close proximity to the golf clubhouse and tennis center. Planned for the balance of the makai area are an 18-hole golf course, resort lodges (low-rise accommodations), and various single-family and multifamily residential uses. The mauka portion of the project area, approximately 370 acres, would be developed at lower residential densities and provide for an 18-hole golf course and golf-oriented resort lodging facilities as a focal point.

Total development costs have been estimated to approximately \$700 million in 1988 dollars.

Contact: Mr. Clyde Murashige  
County of Maui Planning Dept.  
200 South High Street  
Wailuku, Maui 96793

This EIS is also available for review at the Kahului Library, Lahaina Library, and Makawao Library.

Deadline: September 6, 1988.

NEW HILO JUDICIARY COMPLEX, HILO, HAWAII,  
Dept. of Accounting and General Services

A new Judiciary Complex is proposed in Hilo to serve the East Hawaii, composed of the Puna, Kau, North Hilo, South Hilo, and Hamakua districts. The proposed facility will add several new courtrooms as follows: District, 3; Family, 1; and Circuit, 4. The present Judiciary facilities in the State Office Building would be converted to office space for use by other State agencies. Office space currently being leased by the State may be terminated as Judiciary operations are consolidated. Five candidate sites has been identified as follows: adjacent to Hoolulu Park (Site A, TMK 2-2-33:11, 12, 13, 14, 19, and 20); State Office Building (Site B, TMK 2-2-13: pors. 3 & 18 and 2-2-14: por. 72); adjacent to Hilo Bowling Lane (Site C, TMK 2-2-09:1, 54, 55, 56 and 62); Old Riverside School (Site D, TMK 2-3-15: por. 1); and

Komohana Street (Site E, TMK 2-3-44: por. 9).

Contact: Mr. Cedric Takamoto  
Dept. of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, HI 96813

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

Deadline: September 6, 1988.

EISs SUBMITTED FOR ACCEPTANCE. The following EISs have been submitted for acceptance and contain comments and responses made during the review and response period.

MAKENA-KEONEOIO ROAD CUL-DE-SACS PLAN, MAKENA, MAUI, Seibu Hawaii, Inc./County of Maui Planning Department and Mayor

This EIS is also available for review at the the Makawao Library and the Wailuku Library.

Currently being processed by the County of Maui Planning Department. (The 30-day period for review has been extended for an additional 15 days until August 8, 1988.)

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR HONOULIULI WASTEWATER TREATMENT PLANT, UNIT 2, HONOULIULI, OAHU, City & County of Honolulu Dept. of Public Works/City & County of Honolulu Dept. of Land Utilization

This EIS is also available for review at the Ewa Beach P & S Library, Waipahu Library, and Aiea Library.

Currently being processed by the City and County of Honolulu Dept. of Land Utilization.

NOTICES

HAWAII ENVIRONMENTAL RESOURCES 1988  
DIRECTORY

PERIMETER FENCING BELLOWS AIR FORCE  
STATION, OAHU

Finding of No Significant Impact

The U.S. Air Force is planning to install a security fence along the perimeter of the existing Air Communications Transmitter (AIRCOM) facilities and antenna farm at Bellows Air Force Station (AFS). Bellows AFS is exposed to the dangers of unauthorized entry into controlled areas. The perimeter fencing around the AIRCOM facilities and antenna farm is required to assure protection from encroachment, guard against unauthorized access and enhance antiterrorism efforts.

With the sponsorship of the Department of Health and the Environmental Council and with the cooperation of the Conservation Council of Hawaii and the Environmental Legislative Network, OEQC has compiled Hawaii Environmental Resources 1988 Directory, a revision of the directory produced in 1982 by the Environmental Committee of the Honolulu-Pacific Federal Executive Board. The Directory is designed to help users with specific environmental concerns find the government agencies or private organizations that can provide the information they need. Copies may be obtained by writing to:

Office of Environmental Quality  
Control  
465 South King Street, Rm 104  
Honolulu, HI 96813