

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

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DIRECTOR

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, Room 104, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

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

HALAWA VIEW APARTMENTS, 99-009 KALALOA STREET, AIEA, Norman Kronick/City & County of Honolulu Dept. of Land Utilization

In 1985 the City Council amended the Development Plan (DP) Land Use Map for the Primary Urban Center to designate the entire developable portion of the property as Medium Density Apartment. An area of about 29,000 sq. ft. which is DP-designated Preservation and zoned R-5 lies within Halawa Stream and is therefore undevelopable. The applicant proposes to rezone the developable southeastern corner of the property (about 30,052 sq. ft.) from R-5 Residential to A-2.

The portion of the lot currently zoned A-2 is occupied by one 14-story and two 3-story apartment buildings containing a total of 121 dwelling units. The proposed rezoning would allow the construction of additional structures and dwelling units, up to a maximum floor area ratio of 1.9 and a maximum height of 150 ft.

The applicant has stated an intention to

convert the property to elderly rental housing with a 100-bed "Nursing Care Facility" beginning in 1995.

The site is located across Kamehameha Highway from Pearl Harbor's East Loch in a neighborhood which is partly single-family residences and partly apartment structures. With Makalapa Park lying at its center, the neighborhood is bounded on the south and west by Halawa Stream. Aloha Stadium lies about one-half mile to the north. (TMK: 9-9-03:26)

WAIANAE MALL EXPANSION, 86-120 FARRINGTON HIGHWAY, WAIANAE, Waianae Mall Investment Company II/City & County of Honolulu Dept. of Land Utilization

Waianae Mall (TMK: 8-6-01:5, 55) is a commercial retail center located along Farrington Highway of the Waianae Coast. The center is owned and operated by Waianae Mall Investment Company II. The Mall has 159,558 sq. ft. of existing gross leasable floor area on parcels 5 and 55 consisting of 12.93 acres. The purchase of parcel of TMK:8-6-01:45 by the owners of the Waianae Mall affords them the possible expansion of the existing shopping center. Parcels 5 and 55 are not within the Special Management Area boundaries.

The proposed development on Parcel 45 includes the construction of a 2-story, 20,000-sq.-ft. Professional Office Building, three pad sites of 3,300 sq. ft., 4,000 sq. ft., and 3,150 sq. ft., and surface parking. Each of the pad sites will be leased to possible fast food or financial institutional businesses.

SUBDIVISION OF PORTION OF GOVERNMENT LAND OF WAIMANALO, KOOLAUPOKO, Dept. of Land and Natural Resources

The subject 5.737-acre parcel was created as part of the State of Hawaii's Waimanalo Agricultural Park subdivision project, Phase I. Although the entire parcel is now leased for nursery use, portions of the lot are narrow, irregular shaped, and cannot be economically

developed or used for nursery purposes. The State is therefore proposing to further subdivide this parcel for the purpose of separating and withdrawing the unusable portion from the lease. The subdivision will create two separate lots, one containing 4.665 acres and the other an irregular-shaped lot containing 1.072 acres. Upon subdivision approval, the irregular shaped lot will be withdrawn from the lease and sold to the abutting landowner for consolidation with the adjoining property. The 4.665 portion will remain under lease for nursery use.

The project involves only the administrative processing of the subdivision. No physical work or change to the land will be made or required as part of this project. (TMK: 4-1-35:14)

RENOVATION AND REPAIR OF TWO EXISTING BUILDINGS FOR A DRUG AND ALCOHOL TREATMENT FACILITY, MAKAKILO, A Second Chance, Inc./Dept. of Land and Natural Resources

A Second Chance, Inc., Alcohol and Drug Treatment Program, is currently based on the leeward side of Oahu on a former military reservation above Makakilo (TMK: 9-2-5:por. 4). At present the electrical hook-ups and telephone lines are connected to the two existing buildings on the old Nike site. Building A is approximately 100 x 60 ft. and Building B is approximately 100 x 40 ft. The two buildings are built with cement tile blocks. Both buildings will need interior construction of office and conference rooms. The two buildings lie about 100 ft. apart from each other. Building A needs to be painted, the roof leaks, and cleaning is needed around the building. It also needs a water heater. Building B needs gas stove, refrigerator, etc.

CONSTRUCTION OF SALT LAKE BOULEVARD IMPROVEMENTS, KAMEHAMEHA HIGHWAY TO KAHUAPAANI STREET, City & County of Honolulu Dept. of Public Works

The proposed project consists of the

improvement of approximately 1,400 ft. of existing Salt Lake Boulevard within the existing 100-ft. right-of-way which will include a 14-ft. lane, 11-ft. lane, and 10-ft. lane in each direction. The typical section will also include 8-ft. sidewalks, standard City and County curb and gutter, and a 14-ft. wide grassed median. The portion of Salt Lake Boulevard from Kamehameha Highway to the beginning of the improvement will be resurfaced with asphalt concrete. The existing bridge will be widened by 20 ft. on each side for a total width of 100 ft. The expansion plan will utilize the same structural system as the existing bridge. The project is intended to provide improved traffic conditions for pedestrians, bicyclists, motorists, and vehicles. The proposed improvements will be compatible with other improved Development Plan sections of Salt Lake Boulevard. (TMK: 9-9-03)

MAUI

ALUHELA, NIIHAU, AND MOLOKAI HEMA STREETS INJECTION WELLS, KAHULUI, County of Maui Dept. of Public Works

This project is located in Kahului residential area, Second Increment. To the north is Kamehameha Avenue and to the south is Wakea Avenue. Kahului School is approximately 1,000 ft. south. Maui Land and Pineapple Company is to the east and Kahului Shopping Center is 2,000 ft. north. Because this is an extensive residential use, the project area is not a natural wildlife habitat. The estimated cost of the project is \$50,000 for each well. (TMKs: 3-8-17, 3-8-18, 3-8-20)

COMMUNITY PLAN AMENDMENT FROM AGRICULTURAL DISTRICT TO RURAL DISTRICT, HAIKU, Stephan and Michelle Haller/County of Maui Planning Commission

The applicants propose to develop a 4-lot rural subdivision with a minimum lot size of 1/2 acre or 21,780 sq. ft. The applicants wish to divide the site while keeping all four of the parcels for

family members.

The subject site is designated for Agricultural use and is currently used for cattle grazing and as a dump site. However, the areas to the south and east of the property across West Kuiaha Road are in the State Urban District. The area immediately to the south of the property is Kawaharada Restaurant and single-family residential lots containing a minimum lot size of 6,000 sq. ft. The area to the east of the property across West Kuiaha Road are single-family residential lots with a minimum lot size of 6,000 sq. ft. and the Old Pauwela Cannery. (TMK: 2-7-8:134)

HAWAII

IMPROVEMENTS TO THE UPPER HAMAKUA DITCH SYSTEM, SOUTH KOHALA, Division of Water and Land Development, Dept. of Land and Natural Resources/OEQC

The Upper Hamakua Ditch System was constructed in the early 1900's. The ditch was built by the Hawaiian Irrigation Company to irrigate the sugarcane fields of the Honokaa Sugar Plantation. The source of water was from State (then Territory) lands. Licenses were obtained to build the catchment and conveyance systems within the Kohala Forest Reserve. Improvements to the system were made during the period of 1915 to 1922 with the ditch system extending to Puu Pulehu Reservoir.

In 1948, the Hawaiian Irrigation Company surrendered the licenses for the ditch system to the government. For a short period, the Hawaiian Homes Commission managed the ditch system. Later, it was transferred to the Hawaiian Irrigation Authority. This agency's duties and responsibilities were absorbed by the State Department of Land and Natural Resources upon the advent of Statehood.

The Upper Hamakua Ditch is the source for the Waimea Irrigation System which is managed by the Division of Water and Land Development.

The repair/renovation of the upper Hamakua Ditch System is expected to replace the open ditch system with a closed system using large size ductile iron pipes. Two reasons for this is the cost factor and construction method. Replacing the open ditch with a pipeline would be less costly, since the ditch would serve as a trench and there would be no excavation required. A pipeline would not be subject to stoppage of ditch flow due to collapse of the ditch wall as has occurred in the past. Encroachment of vegetation into the ditch system would not be a problem with the pipeline.

From an environmental point of view, replacing the ditch system with a pipeline would not require movement of materials such as concrete or its component of sand and gravel, and formwork into the project area. The placement of pipeline will be faster than repairing the ditch.

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.

CONSERVATION DISTRICT USE APPLICATION
UPPER WAILUA RIVER HYDROELECTRIC PROJECT,
KOLOA FOREST RESERVE, KAUAI, Mr. Clark
Mower/Dept. of Land and Natural Resources

The applicant proposes to divert irrigation water from the Hanalei Tunnel Outlet by means of a concrete diversion weir approximately 5 ft. high and 30 ft. across, at an elevation of 1,210 ft. above mean sea level. The water would be conveyed through an above ground pressure penstock approximately 8,000 ft. long, with a diameter varying from 48 inches to 32 inches.

The penstock would route the water to a powerhouse approximately 25 ft. W x 30 ft. L x 20 ft. H, which would contain one Pelton turbine and generator. The

powerhouse would be situated on the bank of the North Fork Wailua River and would discharge the water back into the stream at an approximate elevation of 710 ft. above mean sea level. A new above ground 12 KV transmission line approximately 3 miles long would interconnect the project to the existing Kauai Electric transmission line near the project area. The electricity would be sold to Kauai Electric, who would then distribute it to their customers.

Contact: Office of Conservation and Environmental Affairs
Dept. of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Deadline: September 22, 1988.

WAILUKU RIVER HYDROELECTRIC PROJECT,
SOUTH HILO DISTRICT, HAWAII, Kahala
Energy Development Corporation/Board of Land and Natural Resources

The Wailuku River Hydroelectric Power Company, Inc., a wholly-owned subsidiary of Kahala Energy Development Corporation, proposes to build a 10 megawatt hydropower plant along with appurtenant structures on the Wailuku River, utilizing waters from the Wailuku River and Kalohewahewa Stream. The proposed project site is located on the eastern coast of the island of Hawaii, approximately 2.5 miles west of the town of Hilo. The project area lies between elevations of 1,000 ft. and 1,600 ft. within the Hilo Forest Reserve and the Hilo Closed Watershed on lands owned by the State of Hawaii. The principal waterways to be used are the Wailuku River and Kalohewahewa Stream.

The proposed project consists of two diversion structures, a powerhouse, penstocks, access roads, and a transmission line. The total project boundary area covers 47 acres. The amount of land that will be utilized by individual project components is as follows: (1) Wailuku River diversion structure = 5 acres; (2) Kalohewahewa Stream diversion structure = 4 acres; (3)

penstocks = 19 acres; (4) powerhouse = 2 acres; (5) access roads = 9 acres; and (6) transmission line = 8 acres.

The proposed power production facility will generate electricity from the power of falling water diverted from Kalohewahewa Stream and the Wailuku River. Hookelekele Stream will remain free flowing. (TMKs: 2-6-18, 2-5-08, 2-5-09)

Contact: KRP Information Services
Attention: Jacqueline Parnell
P.O. Box 27506
Honolulu, HI 96827

Deadline: September 22, 1988.

DRAFT 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 Kahului 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.

HAWAII COMMODITIES IRRADIATION FACILITY, HILO, HAWAII, Dept. of Business and Economic Development/OEQC

At present there are two types of insect disinfestation treatment methods being commercially used by Hawaiian papaya packers: double-hot-water dip and vapor heat. Double-hot-water-dip treated fruit is generally shipped to mainland U.S. markets, while vapor-heat-treated fruit is primarily shipped to Japan, with some

going to the mainland. Neither of these methods are satisfactory from fruit quality and treatment efficacy standpoints. The objective of the proposed commodities irradiation facility is to demonstrate and test the use of irradiation for fruit disinfestation at commercial levels of operation.

A site analysis by DBED established feasible locations according to fruit production areas, transportation routes, land availability, costs, and environmental issues. Three possible sites in Hilo, Hawaii, were identified by DBED as potential locations for the proposed commodities irradiation facility. These sites all facilitate papaya industry operations and are managed by state agencies. The sites would be leased by the state to the contractor that would build and operate the facility. The three sites identified are referred to as Site A, Airport Industrial Area (TMK: 2-1-12:106, 107, and 108); Site B, Old Terminal (TMK: 2-1-12:56, 74, and 75); and Site C, Railroad Avenue (TMK: 2-1-25:86).

The proposed facility would consist of a warehouse building housing the irradiator and ancillary operations. The irradiator equipment would be located inside a concrete-walled room. Ancillary facilities would consist of office space, dosimetry laboratory, storage space for treated and untreated fruit, and employee lockers and restrooms. The project site would be equipped with truck loading and unloading ramps to the warehouse, and truck and employee parking areas. The entire facility would be fenced for security, with access via a secured gate. Construction of the proposed facility would involve the development of 4 to 5 acres of land for an approximate 29,000-sq.-ft. irradiator and warehouse building, truck loading and unloading facilities, and parking area.

Contact: Mr. James W. Frolich
Senior Project Manager
WESTEC Services, Inc.
1221 State Street, Suite 200
Santa Barbara, CA 93101

Previously published August 8, 1988.

This EIS is also available for review at the Hilo Public Library and Pahoa P & S library.

Deadline: October 7, 1988.

~~KAMAAINA APARTMENTS PROJECT, KAHALUU, NORTH KONA, HAWAII, Kamaaina Corporation/County of Hawaii Planning Commission~~

Previously published August 8, 1988.

Contact: James Pedersen
Planning Consultant
P.O. Box 22
Volcano, Hawaii 96785

This EIS is also available for review at the Holualoa Library, Kailua-Kona Library, and Kealahou Library.

Deadline: September 22, 1988.

FINAL ENVIRONMENTAL IMPACT STATEMENTS

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

KULA WATER SYSTEM IMPROVEMENTS, MAKAWAO, MAUI, Dept. of Land and Natural Resources, Div. of Water and Land Development/Office of Environmental Quality Control

The proposing agency intends to install a new 36-inch water transmission line from the Kula Water System surface water sources at Waikamoi Stream and reservoirs to the Olinda Water Treatment Plant. The new line will replace the existing 12-inch and 16-inch pipeline as the primary transmission conduit from the water source to the treatment facility.

Secondary improvements include reconstruction of damaged portions of an existing 24-inch corrugated metal pipe collector line and its existing four intakes. Replacement of the five feeder

pipes from the existing 12-inch transmission line to its existing five intakes is also proposed. Minor reconstructive work at the intakes will be performed as needed.

The proposed improvements will extend from the Waikamoi Stream and reservoirs to the Olinda Water Treatment Plant and reservoir, generally within the 4,000 ft. and 4,400 ft. elevation contours along the northern slopes of Haleakala.

The project site passes through lands owned by Haleakala Ranch Co., State of Hawaii, Virginia C. Dubois Trust, Alexander and Baldwin, Inc. and East Maui Irrigation Co., Ltd. (TMK: 2-3-5:4, 2-3-6:6, 2-4-15:29, 2-4-16:1, 2, 3 & 4)

Previously published June 8, 1988.

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

Status: Accepted by Governor John Waihee on August 22, 1988.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT WAIMANALO AGRICULTURAL PARK, PHASE II, WAIMANALO, OAHU, Dept. of Land and Natural Resources, Division of Water and Land Development

This statement supplements a previously accepted EIS as the action under consideration is within the Waimanalo Agricultural Park and an expansion of the initial project (Phase I).

The State Dept. of Land and Natural Resources proposes to establish an agricultural subdivision on State-owned land within TMK: 4-1-10: 1, 28, 30, 69, 79, 80, 81 within the Waimanalo area. Waimanalo Agricultural Park, Phase II will subdivide 70+ acres into 7 lots varying in size from 3 acres to 12 acres. Extending from Kumuhau St., access roadways and utility improvements to the 7 lots are included in this project. Also, new irrigation water distribution systems to the proposed agricultural lots are part of the

project. The Dept. of Land and Natural Resources will be responsible for the construction and administration of the Agricultural Park as well as the maintenance of the irrigation water system until 1989. Beyond this time period, administrative responsibility will be transferred to the Dept. of Agriculture.

Status: Currently being processed by the City & County of Honolulu Dept. of Land Utilization.

ISEMOTO/SJA/TAYLOR SUBDIVISION,
HONOKOHAU, NORTH KONA, HAWAII,
Isemoto/SJA/Taylor Partnership/Land Use Commission

Previously published August 8, 1987.

Previously published August 8, 1988.

This EIS is also available at Waimanalo Community School Library.

This EIS is also available for review at the Honokaa, Kailua-Kona, and Kealahou Libraries.

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

Status: Currently being processed by the Land Use Commission.

PROPOSED TRANSPORTATION CENTER AND CITY HALL ANNEX OFFICE COMPLEX, HONOLULU, City & County of Honolulu Building Dept./City & County of Honolulu Dept. of Land Utilization

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR PROPOSED HONOULIULI WASTEWATER TREATMENT PLANT (WWTP), HONOULIULI, EWA, OAHU, City & County of Honolulu Dept. of Public Works

The proposed action involves the redevelopment of the Alapai Bus Barn site in two phases. Phase I would include construction of a new headquarters facility for the Honolulu Police Department (HPD), parking to accommodate 550 vehicles, and a new access road to connect Beretania and South Hotel Streets. The HPD building, to be situated in the northeast corner of the parcel, would be a relatively low-rise structure with four floors above ground level fronting Beretania Street and two floors below ground level. Maximum elevation of the building would be about 60 ft. above ground level. There would be a heliport on the roof.

Previously published March 23, 1988.

This EIS is also available for review at the Ewa Community School and Waipahu libraries.

Status: Accepted by Governor John Waihee July 28, 1988.

NOTICES

FINDING OF NO SIGNIFICANT IMPACT

Phase II would include construction of a high-rise City office building, conceptually estimated at 250 ft. high, an express bus mall with 8 loading bays and a staging area for 12 buses, parking for 700 vehicles, and a new access road between South Hotel and King Streets. The existing bus maintenance operations would be moved to new facilities at Middle Street. (TMK: 2-1-42: parcels 4, 11, 12, 13, and 14)

CONSTRUCTION AND OPERATION OF A HAZARDOUS MATERIAL/HAZARDOUS WASTE CONFORMING STORAGE FACILITY, PEARL HARBOR NAVAL SHIPYARD, Defense Logistics Agency

The facility will be located in the Defense Reutilization and Marketing Office storage yard, approximately 800 ft. north of South Avenue. The proposed action has undergone public review, as required by the Resource Conservation and Recovery Act (RCRA), and a RCRA Part B storage permit will be issued to authorize construction and operation of the facility.

Previously published March 8, 1988.

SPECIAL PROJECT KB-737R, NU'UPIA PONDS
FENCE AND TRAILS, NU'UPIA PONDS WILDLIFE
MANAGEMENT AREA, MARINE CORPS AIR
STATION, KANEOHE BAY, OAHU, United States
Marine Corps

The subject project consists of two separate but related actions within the Nu'upia Ponds Wildlife Management Area (WMA). These two actions are:

Part 1. Nu'upia Ponds Fence.

The action proposes to extend by approximately 2,917 linear feet the existing chain link fence along the eastern and southern edges of critical wildlife feeding/breeding habitat within the Pa'akai, Kaluapuhi, and Nu'upia 'Eha Ponds of the Nu'upia Ponds WMA.

Part 2: Nu'upia Ponds Trails.

The action involves construction of an approximately 4,500 linear ft. nature trail, required access control gate, footbridges, an observation platform, and related interpretative signs. The project will require some clearing of existing vegetation. The trail route will begin at an existing interpretive pavilion on Third Street and continue in a southern direction to Halehou Pond. It will then proceed along the western and southern edge of Halekou Pond terminating at the observation platform, which will be located between the eastern edge of Halekou Pond and the northwestern edge of Nu'upia 'Ekolu Pond. Access to the nature trail will be controlled by a set of locked 6-ft. high double swing gates located on the Station side of the principal footbridge, which will be constructed of members on structural concrete columns. The other footbridge occurs along the proposed trail and consists of a wooden crossing spanning over a shallow channel connecting the Halekou and Nu'upia 'Elua Ponds. The observation platform will be constructed of wood set on concrete footings.

NOTEWORTHY

FROM THE STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES August 5, 1988 News Release:

Fledgling 'Alala Offers New Hope for Species

The Department of Land and Natural Resources announced today the completion of the 1988 breeding season for the critically endangered Hawaiian crow ('Alala) quartered at the Endangered Species Facility at Olinda on Maui. A welcomed event in the State's captive propagation program for this species was reached with the hatching on June 11, 1988 of a single egg which has since developed into a healthy fledgling 'alala. It was named "Ho'oku," meaning in the Hawaiian language "to continue" as in the perpetuation of a lineage. The 'alala chick inspires perhaps fewer in the wild. This birth was the first since 1981 when three eggs were successfully hatched at the Honolulu Zoo.

Whereas during the 1987 breeding season only two 'alala eggs were produced, the 1988 season resulted in several clutches totaling 13 eggs from females Mana and Lu'ukia. Unfortunately, two eggs were damaged by the adults and all three of

Mana's eggs were infertile. The eight eggs produced by the prolific Lu'ukia were all fertile. For a variety of developmental problems, all but one ("Ho'oku") failed to hatch.

FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY August 5, 1988 Update of Activities

Lead in Drinking Water. The notice of proposed rulemaking for the Lead in Drinking Water Regulation will be signed by the EPA Administrator soon. The EPA considers this rule to be of major interest. To obtain a briefing on this rule, contact Mattie Bright at (202)382-4454 immediately.

Solid Waste Disposal Criteria (Subtitle D) and Land Disposal Restriction rules. The Notice of Proposed Rulemaking for the Solid Waste Disposal Criteria (Subtitle D) and the Land Disposal Restrictions for the First Third Wastes final rule are expected to be signed by the Administrator soon. If you are interested in a briefing on either of these actions by the Office of Solid Waste, please contact Terry Feldman (202)382-4454 as soon as possible.