

OEOC BULLETIN



JOHN WAIHEE
GOVERNOR

MARVIN T. MIURA, Ph.D.
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 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.

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.

Proposed is the construction of a permanent 12-classroom building to replace temporary classroom, administration, and library buildings. The project will provide the school with a facility to implement its program in accordance with the Educational Specifications. The estimated cost of construction is \$2,166,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. (TMK: 9-1-1:par. 22)

PALAPU STREAM RESTORATION PROJECT,
MAUNAWILI, KOOLAUPOKO, City and County of
Honolulu Dept. of Public Works

The proposed action will consist of the following five actions: (1) Restoration of approximately 1,071 ft. of Palapu Stream with boulders up to 60 inches in diameter. It will be necessary to fill, excavate, widen, or narrow the damaged stream bed to produce a uniform channel section. Necessary easements will be

OAHU

KAIMILOA ELEMENTARY SCHOOL 12-CLASSROOM
BUILDING, EWA, Department of Accounting
and General Services for the Department
of Education

sewage treatment on the private parcels. It will allow the sewage to flow to the Ahuimanu Wastewater Pump Station, then to the Kaneohe-Kailua Effluent Disposal System and the Mokapu ocean outfall.

The project is estimated to cost \$28,000 and will be funded entirely by the City and County of Honolulu. Construction of this project will not, in itself, increase sewer user charges, nor require direct assessments to the residents being served by their improvements.

Construction of the project is tentatively scheduled to start in early 1989 and should be completed within one month.

STATE OFFICE TOWER, HONOLULU, Dept. of Accounting and General Services

The State Office Tower project involves the development of a 15,174 square foot parcel of land currently owned by the Hemmeter Investment Company and occupied by the Galen Building into a new office building. The State of Hawaii will acquire the land and new office building from the Hemmeter Investment Company after the property is developed. The project will include: demolition of the existing structure; removal of asphalt and base materials; construction of the utilities and foundation; construction of the core and shell; construction of the exterior and interior finishes; tenant improvements; and site work (paving, landscaping, lighting, etc.).

The site is located in Downtown Honolulu at 235 South Beretania Street. It is situated in the Judiciary Precinct of the Hawaii Capital District and is located makai of Saint Andrew's Cathedral. The parcel is not located within any portion of the Shoreline Management Area or the 40 ft. Shoreline Setback area. It is situated within the State Land Use Urban District.

The State Office Tower is proposed to accommodate State workers in the offices of the Governor, Lieutenant Governor, Legislature and other agencies located in the State Capitol, from which asbestos

will be removed from August 1990 to November 1992. The additional space will then be needed to accommodate State workers in the Kamamalu Building and the Department of Health Building (Kinau Hale) at Punchbowl and Beretania Streets, from which asbestos will be removed from June 1993 to October 1994. The additional space will subsequently be needed to accommodate office workers in other State agencies that are currently leasing space in privately owned buildings, beginning in July 1995. The new State Office Tower will replace the existing, three-story Galen Building, currently occupied by Hawaiian Telephone Company, whose lease expires at the end of 1989.

The proposed building will provide approximately 174,000 square feet of gross floor area for office uses, of which about 151,600 sf would be rentable floor area. Parking will be provided below grade for about 32 vehicles. Typical floors will occupy about 11,000 sf of gross floor area. The penthouse and ground floors of the building will occupy less floor area than the typical floor.

The 16-story office tower will be setback 20 ft. or more from Beretania Street in accord with Hawaii Capital District regulations. Landscaping improvements and open space will be provided along Beretania Street.

Total development costs for the project, including land acquisition and tenant improvements, will be approximately \$26 million.

HAWAII

KULANI CORRECTIONAL FACILITY ELECTRICAL IMPROVEMENTS, PHASE 2, MAUKA OF HILO, Department of Accounting and General Services for the Department of Corrections

Phase 2 will provide lighting for both the perimeter and the compound. It will enhance safety and security at the facility during the evening and during foggy periods. The estimated cost of

construction is \$130,000. Since the project will be constructed within the existing site, no land will be removed from the tax base.

DIRECT SALE OF COMMUNICATIONS CIRCUIT FACILITY EASEMENTS OVER AND ACROSS STATE LAND AT KAALAALA-MAKAKUPU GOVERNMENT TRACT, AHULILI, KAPAPALA, KA'U, Hawaiian Telephone Company/Dept. of Land and Natural Resources Division of Land Management

The proposed action is the direct sale of perpetual, non-exclusive utility easements and rights of entry for the upgrading of existing joint communications and utility transmission facilities consisting of approximately 58,305 square feet of land area. The property in question is an encumbered parcel of State land situated in Kapapala, Ka'u, approximately 5.2 miles north of Pahala Village and 1 mile mauka of State Highway 11 in the Kaalaala-Makakupu Government Tract, identified by Tax Map Keys 9-6-11:02 and 9-8-01:03.

The subject easement will traverse a portion of State land encumbered by Revocable Permit No. S-5491 to Ka'u Sugar Company, Inc., Richard Smart and Gordon Cran as co-tenants. Presently, three individual lines and poles are already existing within the easement area. These improvements were installed over 20 years ago to service the Kapapala Ranch operation. The applicant intends to replace these facilities with a single 25K cable, utilizing the same poles and anchor facilities.

SUBDIVISION OF ABANDONED RAILROAD RIGHT-OF-WAY AND DIRECT SALE TO ABUTTING LANDOWNER, KAAUHUUHOMESTEADS, NORTH KOHALA, Department of Land and Natural Resources

A two-lot subdivision of the abandoned railroad right-of-way is proposed to facilitate disposition in fee simple to the owners of an abutting property. Other property-owners declined to purchase portions of the remnant abutting

their properties. As a condition of sale, the subdivided lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii.

The project site is a segment of an old railroad right-of-way running across the Kaaunahu Homesteads in North Kohala, Hawaii, situated approximately 1-1/4 miles makai of the main Government highway and is accessible by way of Hoesa Road. The intersection of Hoesa Road and the main highway is about 0.90 miles west of Kohala High and Elementary School. The site is currently zoned by the County of Hawaii for agriculture uses with minimum lot sizes of twenty acres.

DIRECT SALE AND CONSOLIDATION OF ABANDONED RAILROAD RIGHT-OF-WAY SITUATED AT WAIAKEA HOMESTEAD LOTS, SOUTH HILO, Department of Land and Natural Resources

A direct sale of an abandoned right-of-way to Robert S. Oshiro, Carol Oshiro, and Rickey I. Oshiro, the owners of an abutting property, is proposed. There are no other abutting property-owners to this portion of the Railroad Right-of-Way. As a condition of sale, the subdivided lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii. The site in question is a segment of an old railroad right-of-way running through Tax Map Key: 2-2-40:04, Waiakea Homesteads Houselots, South Hilo, Hawaii. The site is currently zoned by the County of Hawaii for Residential use with minimum lot sizes of 10,000 square feet.

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.

KAWAINUI MARSH FLOOD CONTROL MITIGATION PROJECT, KAILUA, KOOLAUPOKO, OAHU, U.S. Army Engineer District, Honolulu and the City and County of Honolulu Department of Public Works/Governor, State of Hawaii and City and County of Honolulu Dept. of Land Utilization

The U.S. Army Engineer district, Honolulu (HED), is evaluating several alternatives to improve the flood control features of the Kawainui Marsh Flood Control Project on the basis of analyses and comparisons between several feasible alternatives. As a result, HED recommends the excavation of an approximately 8,000 ft. long, 200-foot wide emergency channel through the center of Kawainui Marsh with an invert elevation of -5 feet from the Oneawa canal to the Maunawili side of the Marsh in Kailua, Oahu (City and County of Honolulu), Hawaii. In addition, a water control structure would be located at the downstream end of the channel to maintain adequate water level within the marsh during dry periods.

The recommendation to construct this channel was based upon evaluations conducted by funds appropriated under Section 205, Small Flood Control Projects of the Continuing Authorities Program. The recommendation includes proceeding as expeditiously as possible to eliminate hazardous flood conditions. Portions of Coconut Grove were severely damaged by a flood on the morning of 1 January 1988. The new existing levee towards the open passage to Oneawa Canal, which is part of waters to the canal reduces the time needed for flood waters to move through the Marsh and reduces the potential of levee overtopping.

Two alternative locations for the approximately 250,000 cubic yards of dredged material are being considered. Disposal area "A" would be located adjacent to the existing "model airplane landing field" on the northwest portion of the Marsh. This site could also act as the staging area for equipment to enter and exit the Marsh. Placement of the dredge material on "fast" land adjacent to the field would not constitute wetland at all.

Disposal area "B" would consist of a series of disposal sites or islands located along the channel alignment. The created "islands" would be designed to serve as a bird nesting habitat within the Marsh. This would increase the edge effect deemed beneficial to enhanced wildlife habitat while offering a lower cost disposal option. However, to be effective as waterbird habitat, the islands should generally be very low in elevation with flat slopes and irregular margins.

Contacts: Dr. James Maragos
Chief, Environment Resources
Section
U.S. Army Corps of Engineers
Ft. Shafter, HI 96858-5440

Mr. Warren Yamamoto
Division of Engineering
Department of Public Works
650 South King Street, 15th
Floor
Honolulu, HI 96813

Deadline: October 10, 1988.

WEST MAUI MARINA, LAUNIUPOKO, MAUI, West Maui Harbor, Ltd./County of Maui Planning Department

The proposed project consists of the construction and operation of a small boat harbor at Launiupoko, Maui, approximately one mile south of Lahaina. The harbor would consist of an approximately 26-acre basin oriented in the north-south direction along the shore, protected by a breakwater on the seaward side and revetted moles on the north and south ends. A portion of the harbor basin will be constructed by excavating into the shoreline, and the project will require the realignment of Honoapiilani Highway.

The harbor will provide safe berthing facilities for approximately 70 commercial vessels and 460 recreational craft. The project also includes the development of shoreside support facilities, including administration buildings, a fueling station, a wastewater pump-out station, commercial

and marine supply retail stores, a public trailer boat launch ramp, a haul-out facility for boat repair, parking and landscaping.

Contact: Chester Koga
R. M. Towill Corporation
420 Waiakamilo Rd., Suite 411
Honolulu, HI 96817

Deadline: October 10, 1988.

WAIKANE GOLF COURSE, KOOLAUPOKO DISTRICT, OAHU, Waikane Development Company/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing the development of a 27-hole golf course on a 505 acre property owned by Pan-Pacific Development, Inc., in Waikane Valley, Koolau-poko District. The development of a 27-hole golf course on the property will include a clubhouse (including an outdoor pool), driving range, maintenance building, and related infrastructure. The existing church on the property which is on a long-term lease will be maintained. Approximately 39 acres of the property are located within the Special Management Area. The area within the SMA is identified by the following Tax Map Keys: 4-8-04: por. of 4 and 4-8-06: por. of 8.

Most of the property is located within the State Land Use Agricultural District. Construction of the entire project is estimated to cost approximately \$24 million. Of this total, approximately \$16 million would be expended to construction of the 27-hole golf course, and \$8 million for the clubhouse. No public funds or lands will be required for the action, if granted. Upon governmental approval, construction of the project will begin with the proposed entry road and the grading of the golf course. It is estimated that completion of the golf course (including growing time) and related infrastructure will occur 21 months after construction is initiated.

Contact: Ralph Portmore
Group 70
924 Bethel Street
Honolulu, HI 96813

Deadline: October 10, 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 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.

KUKUIULA PLANNED COMMUNITY KUKUIULA, KAUAI, HAWAII, Alexander & Baldwin Properties, Inc. Honolulu, HI/County of Kauai Planning Department

The proposed Kukuiula project will be developed to include single-family and multi-family residential uses, resort facilities, a small marina, commercial areas, an 18-hole golf course with related facilities, parks, and a sewage treatment plant. Open space and buffer areas will be incorporated into the overall design. Single-family residential lots will utilize approximately 430 acres of the site. Lots will range in size from 5,500 to 8,000 sq. ft. Multi-family units are planned for about 110 acres. Most of these units will be situated closer to the coast line where existing multi-family units have already been developed. Other units will be situated near or within the golf course. Approximately 4,000 units are planned for an overall residential density of about 4

units per acre.

Two commercial areas have been designated. A neighborhood commercial area is situated at the intersection of Poipu Road and Lawai Road. The other commercial area is designed to support the proposed marina and resort development at Kukuiula Bay. Shops will include marina-related stores, restaurants, and gift shops. The proposed marina will be an expansion of the existing State Kukuiula Small Boat Harbor. The marina facilities will utilize approximately ten acres of land owned by Alexander & Baldwin and will include 100-150 boat slips, parking for automobiles and trailers, and a restaurant. The resort complex will utilize approximately 20 acres. Facilities will include 400 rooms for visitors, shops and restaurants, parking and recreational facilities. Open drainage channels and ponds will be incorporated into the overall design. An 18-hole golf course and a clubhouse is planned through the central area of the site. The golf course will also serve as a major drainage swale to capture most of the storm water runoff from lands to the north, and will be used to buffer a major cane haul road that runs in an east/west direction through the site.

A major collector road is planned through the southern portion of the site. It originates at the intersection of Poipu Road and Lawai Road and ends at the Spouting Horn Park. The second site is located south of the Manuhonuhonu Reservoir. This four-acre site will be developed into a neighborhood recreational park. A & B will donate land adjacent to the Koloa Elementary School for expansion of the existing school facilities.

A lagoon-type sewage treatment plant is planned for the project. Approximately 18 acres of land has been set aside for this plant in the event a regional sewage treatment plant is needed for the Koloa/Poipu area.

Contact: Bruce Tsuchida
R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, HI 96817

This EIS is also available at Hanapepe, Kapaa, Koloa Community-School, and Waimea libraries.

Deadline: October 24, 1988.

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

The Preparation Notice was published March 23, 1988 and first Draft EIS notice was published August 23, 1988.

Contacts: Roy Sakamoto or Pat Matsueda
Office of Environmental Quality
Control
465 S. King Street, Rm 104
Honolulu, HI 96813

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

This EIS is also available for review at the Hilo Public Library, Pahoa P & S Library, Kailua-Kona Library, Keaau Library, and Mountain View Community-School Library.

Deadline: October 7, 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.

KAPOLEI TOWN CENTER, EWA, OAHU, The
Estates of James Campbell/City and County
of Honolulu Dept. of General Planning

The applicant is requesting the Dept. of
General Planning to approve proposed

Previously published April 8, 1988.

changes to the Ewa Development Plan Land Use Map. The project area is located within the Ewa District of Oahu, 22 miles west of Honolulu.

The project area consists of six separate parcels and encompasses an area of approximately 879 acres. The largest parcel comprises an area of approximately 569 acres and is generally referred to as the Kapolei Town Center. This parcel is bounded by Kalaeloa Blvd. to the west, NASBP to the south, Barber's Point Access Rd. and Puu Kapolei to the east and the Farrington Highway/H-1 Freeway corridor to the north. The second largest parcel located north of the HF-1 Freeway is approximately 210 acres in size and includes the cinder cone known as Puu Palailai. A third parcel within the project area is approximately 35 acres in size and is located west of and adjacent to Kalaeloa Blvd. The western boundary of this parcel is coterminous with the eastern boundary of the Ko Olina option area. The fourth parcel is 13 acres in size and is located adjacent to and east of the Palailai Interchange, between Farrington Highway and the H-1 Freeway. The fifth parcel is 25 acres in size and is located in the northeastern quadrant of the Makakilo Drive/H-1 Freeway interchange. The sixth parcel of 26 acres is located in the southeastern quadrant of the same interchange with the southern boundary lying along Farrington Highway and the eastern boundary coterminous with the proposed Kapolei Knolls residential community being proposed by the Lusk Company. Pending forthcoming land use approvals, the applicant hopes to begin construction of its own office building on a site located at the entrance to the Town Center between Farrington Highway and the proposed Kapolei Blvd. The present development program includes two 50,000 sq. ft. "U" shaped buildings of 3-4 stories each, organized around a central garden. Access to the site will be via the proposed Kapolei Blvd. Automobile parking will be provided underneath the two buildings and in adjacent surface lots. The applicant will be a major tenant in one of the buildings, other prospective tenants are now being sought. Estimates of major

infrastructure investments have been made for the entire Kapolei Town Center area. A separate cost breakdown for the first increment has not been prepared.

Previously published June 8, 1988.

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

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

KULA WATER SYSTEM IMPROVEMENTS, MAKAWAO, MAUI, Dept. of Land and Natural Resources, Div. of Water and Land Development

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

Previously published August 23, 1987.

This EIS is also available at Waimanalo Community School Library.

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

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

Previously published August 23, 1988.

Status: Currently being processed by the

City & County of Honolulu Dept. of Land Utilization.

NOTICES

FINDING OF NO SIGNIFICANT IMPACT

KEOLANI PLACE IMPROVEMENTS AT KAHULUI AIRPORT, MAUI, U.S. Department of Transportation, Federal Aviation Administration

two-bedroom units and 18 three-bedroom units. Innovative design is encouraged, including both one- and two-story units, but manufactured or factory-built townhouses are likely. Supporting facilities include all utilities and communications, roadways and walkways, carports with storage area, street lighting, landscaping, a perimeter fence, and three tot lots. There are no provisions for the handicapped. Water and sewage disposal are provided by Navy utility systems which are adequate.

The Federal Aviation Administration has announced that a Finding of No Significant Impact was made for a project proposing construction of the main access road to Kahului Airport including minor realignment of 2,900 ft. of roadway, adding two lanes, pavement marking, replacement of existing bridge with a four-lane structure including curb and gutter, drainage, all electrical service, irrigation, and landscaping. The purpose of this project is to ease the traffic to the airport terminal and its facilities.

The Department of Transportation, State of Hawaii, has submitted a preapplication for federal assistance on the proposed project, which is estimated to cost \$4 million in federal funds.

SIXTY FAMILY HOUSING UNITS AT CATLIN PARK, PEARL HARBOR NAVAL RESERVATION, U.S. Army Support Command, Hawaii (USASCH)

This project will provide on-post family housing quarters for Enlisted Personnel (E-1 to E-6) in order to reduce commute time between home and duty station and to raise morale of personnel involuntarily separated from their families due to high cost of housing.

The project site is a 11.8-acre lot within Pearl Harbor Naval Reservation known as Salt Lake Storage Area. It is near the eastern edge of Naval Station Pearl Harbor at the mauka, eastern corner of Camp Catlin Road and Nimitz Highway. The FY 1988 "turn-key" design and construction project requires provision of sixty housing units comprising 42

11

