

OEQC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume 5

November 23, 1988

Number 22

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.

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

TELECOMMUNICATIONS FACILITY, KOKO HEAD, TMK:3-9-12:2, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on a 1,250 sq. ft. site atop Koko Head for a mobile paging and telephone communications system on Oahu. The proposed facility will include six pole antennas, four equipment storage units, generator building and propane tank. The antennas will be of wood pole and steel frame construction and be up to approximately 71 feet in height. The storage units will consist of 8' x 20' x 8' steel storage shipping containers laid permanently in place on a concrete pad. It will be painted an earth-tone color to blend with the surrounding environment.

Landscaping will be provided around the facility and an 8' high chain link fence with three barbed wire strands fixed atop will encompass the site. Access to the property will be from an existing paved road presently serving other communications facilities in the area.

The proposed facility is an unmanned operation that will require periodic maintenance at least once a month. Parking for one or two vehicles will be

provided outside of the secured area. Electrical power and possibly telephone service will be required, but plumbing services, i.e., water and sewer, will not be needed. A backup system consisting of a small generator and propane tank will be provided which will kick in automatically in the event of power outage.

Installation of the proposed facility will take about three to four weeks to complete at an estimated cost of about \$25,000.

TELECOMMUNICATIONS FACILITY, PALIKEA RIDGE, TMK:9-2-05:13, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on a 1,200 sq. ft. site atop Palikea Ridge for a radio paging and mobile telephone communications system on Oahu. The proposed facility will include a pole antenna, affixed to an existing radio relay station building, and equipment storage unit. The antenna will be of wood pole and steel construction and be up to approximately 101 feet in height. The storage unit will consist of an 8' x 20' x 8' steel storage shipping container laid permanently in place on a concrete pad. It will be painted an earth-tone color to blend with the surrounding environment. Access to the property will be from Pulehua Road, an existing paved right-of-way from Makakilo presently serving other communications facilities in the area.

The proposed facility is an unmanned operation that will require periodic maintenance at least once a month. Parking for one or two vehicles will be provided on the side of the existing building. Electrical power and telephone service will be required, but plumbing services, i.e., water and sewer, will not be needed. A small generator and propane tank or a battery unit will be provided as a backup system that would kick automatically in the event of a power outage.

Installation of the proposed facility will take about three weeks to complete at an estimated cost of about \$15,000 to \$20,000.

The project site is located at the 2,200-foot elevation of Palikea Ridge in the Honouliuli Forest Reserve. The area is occupied by other communications facilities including a radio relay antenna and telephone relay antenna and by several military reservations.

TELECOMMUNICATIONS FACILITY, MOKAPU, TMK:4-4-12:1, General Telecourier Inc./Department of Land and Natural Resources

The applicant proposes to construct and operate a telecommunications facility on an approximately 6,460 sq. ft. site atop Puu Papaa for a mobile paging and telephone communications system on Oahu. The proposed facility will include a tower antenna, equipment storage facility, and parking for one vehicle. The antenna will be of steel frame construction and be up to approximately 121 feet in height. The storage unit will consist of an 8' x 20' x 8' steel storage shipping container laid permanently in place on a concrete pad. It will be painted an earth-tone color to blend with the surrounding environment.

The telecommunications antenna will be powered by electricity available from overhead lines near the site. A backup battery unit will be provided inside the container storage which will kick in automatically in the event of power outage. As an alternative, a backup system consisting of a small generator and propane tank is also being considered.

Landscaping will be provided around the facility and an 8' high chain link fence with three barbed wire strands fixed atop will encompass the site. Access to the property will be from Kaneohe Bay Drive via an existing paved access road serving other communications facilities in the area.

The proposed facility is an unmanned operation that will require periodic

maintenance at least once a month. In addition to electrical power, the proposed facility may need telephone service; no water or sewer will be required. Installation of the proposed facility will take about three to four weeks to complete at an estimated cost of about \$20,000.

CONSERVATION DISTRICT USE APPLICATION:
CONSOLIDATION OF TWO PARCELS FOR
SINGLE-FAMILY RESIDENTIAL USE, KAILUA,
TMK:4-2-05: 2 & 3, David E.
Fazendin/Department of Land and Natural Resources

The applicant proposes to build a single-family dwelling on two adjoining parcels. The two parcels will be consolidated to accommodate the proposed residence, a tri-level structure on a site that entails minimum excavation and grading but straddles the common boundary between the parcels.

The residence is to be built between the 265' to 285' elevation yet satisfy City and County of Honolulu minimum requirements for side yard and rear yard setback. Besides the residence, which will occupy a ground area of approximately 3,000 square feet, two detached buildings will also be constructed in the future, a stable for horses and a double garage.

CATHODIC PROTECTION OF PIPELINE IN PEARL CITY AREA, City and County of Honolulu,
Department of Public Works

The project consists of the installation of a 30-ampere impressed current cathodic protection system to mitigate corrosion of approximately 20,700 lineal feet of underground dual (varies from 30 and 48 inches diameter) ductile iron and concrete cylinder wastewater pipelines from Pearl City Wastewater Pump Station (WWPS) to Hanaloa Point. The project will be accomplished in four construction phases without interruptions to sewage operation.

MAUI

MISCELLANEOUS IMPROVEMENTS AT KAHULUI
BOAT RAMP, KAHULUI, TMK:3-7-01:22 & 23.
Department of Transportation, Harbors Division

Kahului Harbor is located at the north side of the island of Maui and serves primarily as a commercial harbor but is also used by a few yachts. The harbor is protected by two rubble-mound breakwaters which extend outward from the west and east shores almost at right angles to each other and enclose an area of about 200 acres. A single-lane concrete boat ramp, constructed in 1963, is located near the west breakwater. The ramp has a 12.5% slope on the approach and a 16.7% slope in the water with -3.9 feet toe elevation at mean lower low water (MLLW). This facility was designed for use of smaller vessels in the 20-foot category. Access channel to the ramp is not defined and can be hazardous because of shallow portions.

The proposed project consists of extending the existing boat ramp 12 feet to attain a -5.0 feet toe elevation at MLLW, installation of 8- and 2-inch waterlines, relocation of two existing electrical poles and construction of a 30-ft.-wide x 50-ft.-long washdown area. The project also calls for the dredging of the turning basin (100' x 120') and access channel (60' x 700') both to -6.0 feet at MLLW and providing day markers. The dredging work at the proposed turning basin and access channel calls for the removal of materials consisting primarily of sand, silt, limestone rubble and boulders with sizes ranging from 3 to 6 inches in diameter.

The objective of the project is to improve boat launching facilities at the boat ramp. The modification of the existing boat ramp will permit the use of bigger boats with lengths up to 26 to 28 feet. The dredging work will provide a uniform depth for the turning basin and access channel thus eliminating the current problem of "hitting bottom" or damaging boat propellers. Additionally, the installation of channel markers will delineate the location and limits of the

access channel leading to the boat ramp. The estimated cost of the project is \$155,000.

MOLOKAI

CONSERVATION DISTRICT USE APPLICATION;
WATERLINE FROM WAIHANAU STREAM TO MEYER
LAKE, KAHANUI, KALAE, TMK:5-2-14:1, 2 &
3; 6-1-01:2 & 4, R. W. Meyer, Ltd./
Department of Land and Natural Resources

R. W. Meyer, Ltd. proposes to install 13,000± linear feet (l.f.) of waterline from an intake at Waihanau Stream at elevation 2,700± feet msl to a discharge point into Meyer Lake at elevation 2,000± feet msl. The upper 8,000± l.f. of waterline within land designated as Conservation will be installed partly aboveground (5,000± l.f.) on trestle-type supports, with the remaining 3,000± l.f. buried along an existing dirt road. The waterline will probably be of a plastic material (e.g., poly vinyl chloride or high density polyethylene) and have a nominal diameter size of 8 inches.

The purpose of the proposed waterline is to collect and convey an average of 394 million gallons of water per year from Waihanau Stream to Meyer Lake. This volume constitutes approximately 35% of the calculated available average of 1,122 million gallons of water per year in Waihanau Stream.

The diverted water to Meyer Lake will supplement the existing volume of stored water in the lake for irrigation and livestock feedwater usages.

CONSERVATION DISTRICT USE APPLICATION;
COMMERCIALLY HARVEST TIMBER RESOURCES,
MOLOKAI FOREST RESERVE, TMK:5-2-14:03 and
5-4-03:25, Department of Land and Natural
Resources, Division of Forestry and Wildlife

The proposed project is to harvest plantations of commercial timber species of pines (Pinus elliottii, P. taeda, P. radiata, and P. pinaster) and eucalyptus (E. robusta, E. saligna, and others). Harvesting will be done using shears to

cut trees and tractor logging methods to skid logs to landing areas. Logs will be hauled whole from landings to the consumer or chipped at the landings and hauled away. All the harvested logs are intended to be eventually chipped and utilized as fuel to generate electricity and supplement the oil generated power plant on the Island of Molokai.

The areas proposed for logging are planted pine and euclayptus plantations occupying approximately 1,500 acres of the total state-owned 3,362.66 acres in the lands of Kalamaula, Kapaakea, Kamiloloa 1 & 2 and Makakupaia 1 of the Molokai Forest REserve.

HAWAII

DIRECT SALE OF ACCESS EASEMENT OVER AND
ACROSS STATE LANDS AT (OLD VOLCANO TRAIL)
KEAAU, PUNA, TMK:1-6-13, Michael Anthony
Soo and Kelly Ann Soo/Department of Land and Natural Resources, Division of Land Management

The proposed action is the direct sale of perpetual, non-exclusive easement for ingress, egress, and utilities. The applicants wish to acquire a formal easement to their property to ensure that they encounter no problems in obtaining title insurance on financing. The proposed easement area is presently used to access the applicant's property.

ABANDONED HILO CITY WATER MAIN
RIGHT-OF-WAY AT PIIHONUA, SOUTH HILO,
TMK:2-3-25:55, Department of Land and
Natural Resources

An 8-lot subdivision of the abandoned Hilo City Water Main right-of-way is proposed to facilitate disposition in fee simple to eight owners of abutting properties. As a condition of sale, each lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii. The site is a segment of the abandoned Hilo City Water Main right-of-way running across the lands of Piihonua, South Hilo. The abandoned Hilo City Water Main

right-of-way runs from Kaumana Drive to Puuhina Street. The site is currently zoned by the County of Hawaii for residential use with minimum lot size of 7,500 square feet.

EIS PREPARATION NOTICES

USE OF SHORELINE AREA, KAILUA-KONA, TMK:7-5-09:25, 28, & 43, Kailua Bay Village, Inc./County of Hawaii Planning Department

The applicant proposes to construct a resort retail center which will be sited on approximately five acres of land situated on the southern end of Kailua Village near Oneo Bay. Parcel 25 (2.971 acres) is owned by L. Radcliffe Greenwell. Parcel 28 (1.596 acres) is owned by Lanihau Corporation. Parcel 43 (0.338 acres) is being claimed jointly by the State of Hawaii and L. Radcliffe Greenwell. The total land area for this consists of 4.905 acres. Parcels 25 and 28 will be consolidated while parcel 43 will not be consolidated unless and until complete private interest can be secured.

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.

EWA DEVELOPMENT PLAN AMENDMENT APPLICATION FROM COMMERCIAL, PUBLIC FACILITY, LOW AND MEDIUM DENSITY APARTMENT AND PARK TO COMMERCIAL AND PARK FOR KO OLINA RESORT PHASE II DEVELOPMENT, EWA, TMK:9-1-15; por. 4 & 18, West Beach Estates/City and County of Honolulu, Department of General Planning

West Beach Estates is requesting an amendment to the Ewa Development Plan Land Use Map primarily from Low Density Apartment and Medium Density Apartment to Park on portions of 372.6 acres of land in Ewa as part of the required approvals to proceed with Phase II of the Ko Olina Resort project. The amendment will enable the development of an additional 18-hole championship golf course, realignment of the commercial development on the east end, and the relocation of a neighborhood park.

The site is located mauka of Alii Drive and south of the former Kona Sunset Motel. This site has frontages along Alii Drive and Kuakini Highway. Approximately 50,000 square feet retail space is planned for this retail center. About 15,000 square feet is proposed for restaurant use and the remainder would be used for commercial/retail use. Tentatively included are parking stalls for 180 full-sized cars, 93 compact cars, and 10 stalls for the handicapped. Also planned are 6 loading spaces. Driveways will be designed to access both Kuakini Highway and Alii Drive.

With the development of the first phase of the Ko Olina Resort underway, the planning focus has shifted to its second phase to provide the necessary amenities to support the first phase. In this regard, a high demand has emerged for resort championship golf courses as a recreational amenity and in support of the visitor units which will be developed along the shoreline, and for the residential developments inland. The original plans for the second phase of the resort's development are reflected in the current land use designations on the Ewa Development Plan. Basically, these earlier plans called for one 18-hole golf course, commercial development on the east end, and low and medium density apartment units within the golf course.

Eight free-standing buildings are proposed. Of these, five will be one-story in height and the remaining three will be two stories high. Additionally proposed is a passive park with a series of fishponds and botanical gardens along the Alii Drive end of the site.

The Phase II plans have been modified to forego the planned residential developments and provide an additional golf course. From the physical development standpoint, this change would result in a less intensive use of the land and provide more open spaces for the surrounding area.

Contact: Mr. Ernest Takahashi, Project Manager
Wilson Okamoto and Associates, Inc.
1150 South King Street, Suite 800
Honolulu, HI 96814

Deadline: December 23, 1988.

BARBERS POINT COGENERATION PROJECT, AES Barbers Point, Inc./Department of Transportation Harbors Division

Previously published November 8, 1988.

Contact: Mr. Perry J. White
Belt Collins and Associates
680 Ala Moana Blvd. Suite 200
Honolulu, HI 96813

Deadline: December 8, 1988.

HAWAII FILM FACILITY EXPANSION, Department of Business & Economic Development Film Industry Branch

Previously published November 8, 1988.

Contact: Mrs. Duk Hee Murabayashi
DHM Planners Inc.
1188 Bishop Street, Suite 2405
Honolulu, HI 96813

Deadline: December 8, 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 Libue 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.

UPPER WAILUA HYDROELECTRIC PROJECT, WAILUA, KAUAI, TMK:3-9-01, Island Power Company Inc./Department of Land and Natural Resources

Island Power Company, Inc. is proposing to develop and operate a 1.2 MW hydroelectric power facility at a site on the Upper Wailua River, located approximately 7 miles northwest of Wailua, Kauai. The project site is located on lands owned by the State of Hawaii that are zone as a "conservation district." The majority of land to be utilized for the project is within a "resources" subzone.

The proposed Upper Wailua Hydroelectric Project will utilize land and water currently owned by the State of Hawaii. The proposed project will divert irrigation water from the Hanalei Tunnel outlet by means of a concrete diversion weir approximately 5 feet high and 30 feet across, located at an elevation of 1,210 feet above mean sea level. The water will be conveyed through a pressure penstock approximately 6,400 feet long. The diameter of the penstock will vary from 48 to 32 inches.

The penstock will convey Hanalei tunnel irrigation water (approximate maximum flow of 42 cfs) to a powerhouse containing one pelton turbine and generator with a maximum capacity of 1,260 KW. The dimensions of the powerhouse will be approximately 40' wide x 40' long x 20' high. The powerhouse will be sited on the left bank of the

Maheo Stream approximately 1,425 feet upstream from the confluence with the North Fork Wailua River at an approximate elevation of 760 feet above mean sea level. The water from the penstock will be discharged back into the North Fork Wailua River at this location. An aboveground 12 KV transmission approximately 3 miles long will interconnect the project to existing Kauai Electric transmission lines near the project area. The electricity will be sold to Kauai Electric, a Division of Citizens Utility Company, who will then distribute it to their customers. The proposed project would produce approximately 7.2 million KV hours each year.

Contact: Dean Anderson
820 Mililani Street, #712
Honolulu, HI 96813
Phone: 599-5222

This EIS is also available for review at Hanapepe and Kapaa libraries.

Deadline: January 9, 1989.

WAIKANE GOLF COURSE PROJECT, WAIKANE, KOOLAUPOKO DISTRICT, OAHU, TMK:4-8-14:4
Waikane Development Corporation/
Department of Land Utilization

The proposed Waikane Golf Course will consist of a 27-hole golf course, a driving range, maintenance building, and a clubhouse. Several small ponds and landscaping features will be included to function as water storage and/or storm runoff abatement facilities. The golf course will be positioned within the southern portion of the property and west of the wetlands fronting Kamehameha Highway.

The clubhouse will be situated in the central portion of the golf course at the 135- to 150-foot elevation, with the driving range situated west (mauka) of the clubhouse complex. The maintenance building will be located in the lower portion of the golf course (50- to 60-foot elevation), west (mauka) of the wetlands.

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

This EIS is also available for review at Kailua Library.

Deadline: January 9, 1989.

NEW HELICOPTER FACILITY, LIHUE AIRPORT COMPLEX, LIHUE, KAUAI, State Department of Transportation, Airports Division

Previously published November 8, 1988.

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

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

Deadline: December 23, 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.

CONSTRUCTION OF 32-UNIT APARTMENT BUILDING AND RELATED IMPROVEMENTS, KAHALU'U, NORTH KONA, HAWAII, Kamaaina Corp./County of Hawaii Planning Commission through the Planning Dept.

Previously published February 8, 1988.

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

WAIALUA-KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply

Previously published November 8, 1988.

This EIS is also available for review at the Kahuku Community-School and Waialua libraries.

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

This EIS is also available for review at the Pahoa Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

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

KEAHOLE AIRPORT EXPANSION, NORTH KONA, HAWAII, Dept. of Transportation, Airports Division, and Federal Aviation Administration

Previously published November 8, 1988.

This EIS is also available for review at the Holualoa and Kailua-Kona libraries.

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

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT; AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR A VERY LONG BASELINE ARRAY (VLBA) ANTENNA FACILITY BY THE NATIONAL RADIO ASTRONOMY OBSERVATORY AT MAUNA KEA, HAMAKUA, HAWAII, Institute of Astronomy, University of Hawaii

Previously published September 23, 1988.

This EIS is also available for review at the Honokaa Library, Kailua-Kona Library, Keaau Community-School Library, Mountain View Community-School Library, Thelma Parker Memorial Library, and Waimea Area Library.

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

WINDWARD OAHU REGIONAL WATER SYSTEM IMPROVEMENTS, MALAEKAHANA TO MAKAPU'U, OAHU, City and County of Honolulu Board of Water Supply

Previously published October 8, 1988.

This EIS is also available for review at the Kahuku Community-School, Kailua and Waimanalo Community-School libraries.

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

FINDING OF NO SIGNIFICANT IMPACT

SITE SELECTION FOR THE NEW KONAWAENA ELEMENTARY SCHOOL, KONA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

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

EMERGENCY FLOOD REPAIRS TO WAIMANALO AND INOAOLE STREAM, BELLOWS AIR FORCE STATION

This Fiscal Year 1988 project consists of replacing existing stream banks with basaltic rip-rap along two reaches of Waimanalo Stream and along one reach of Inoaole Stream. It also includes construction of gravel maintenance roads adjacent to the land ward edges of the new revetments and replacement of existing box culverts and associated wing walls. Due to funding constraints, the portion of the project in the vicinity of Tinker Road bridge at Waimanalo Stream will be postponed beyond the initial phase of the construction. Repair or replacement of the damaged Tinker Road

NEW PAHOA ELEMENTARY SCHOOL, PAHOA, HAWAII, Department of Accounting and General Services

Previously published October 8, 1988.

bridge itself is being separately implemented by the U.S. Air Force and is not included in the present project.

PROPOSED ADDITIONS TO THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF PARKS AND RECREATION EXEMPTION LIST

Pursuant to Section 11-200-8(d), Environmental Impact Statement Rules, the Dept. of Parks & Recreation requested that the following be added to their exemption list:

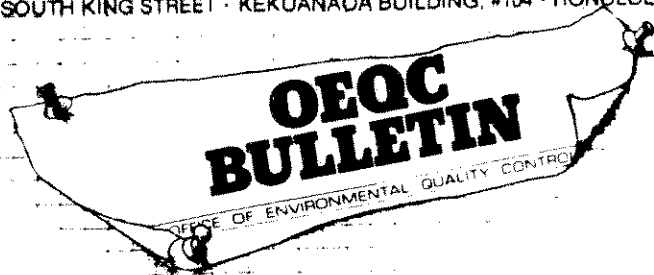
Under Section 11-200-8(a)(1), "operations, repairs or maintenance . . . involving negligible . . . change of use . . .", we propose that subdivision/consolidation of public park use be exempted from the preparation of an environmental assessment. Transfer of responsibility for operations, repairs and maintenance of parks will not involve change of use and have no environmental effect.

The Environmental Council is reviewing the proposed amendments and is requesting comments from the public. Comments should be sent to:

Mr. George J. Krasnick, Chairman
Environmental Council
465 South King Street, Rm #104
Honolulu, HI 96813

Deadline for receipt of comments:
December 7, 1988.

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