

OEQC BULLETIN



JOHN WAIHEE
GOVERNOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Marvin T. Miura, Ph.D.
DIRECTOR

Volume VI

January 8, 1989

No.1

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.

Cultural Center, a Hawaii nonprofit corporation. The applicant wishes to establish facilities in Hilo, Hawaii to operate English language programs for students from other countries under the "Moving Classroom" concept. Under this concept, students enrolled in foreign schools would attend special intensive classes in the English language in Hilo. The present focus of the program is on students from schools in Japan.

The property is located in the South Hilo District in the Waiakea and Panaewa Forest Reserve, and consists of two adjoining parcels of 195.252 acres and 6.876 acres adjacent to Stainback Highway and the Volcano Highway.

Full development of the property is planned for two phases. The construction costs of Phase I are estimated at \$1,988,000 & Phase II are estimated at \$787,000.

HAWAII

HONUA HAWAII CULTURAL CENTER, Honua Hawaii Cultural Center/Dept. of Land & Natural Resources (TMK: 2-4-4:131 & 132)

The applicant is Honua Hawaii

UI

COMMERCIAL TIMBER HARVESTING, DLNR,
Division of Forestry and Wildlife (TMK:
1-1-01:44,50;2-4-16:2; 2-9-14:1)
Molokai, Maui

The Division of Forestry and Wildlife proposes to harvest plantations of commercial timber species of eucalyptus. Harvesting will be done using rubber-tired skidders 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 processed and sold as wood chips.

The areas proposed for logging are planted eucalyptus plantations occupying approximately 665 acres of state-owned lands of Haiku in the Makawao Forest Reserve and Honopou, Hanawana, Wahinepee and Kaumahina in the Koolau Forest Reserve.

To reduce soil erosion and siltation from the harvesting areas during logging operations, the licensee will be required to follow strict logging and road building construction practices. Harvesting will also be encouraged to take place during the dryer summer seasons.

The harvested areas are anticipated to be denuded during logging operations and for a period of approximately 6 months. After this period coppice sprouting from tree stumps, replanting and natural revegetation of herbs and grasses will develop into a good ground cover.

In the areas where clear-cut harvesting is proposed and in all sites used for landing, chipping sites, etc., replanting will be done as soon as the area is unoccupied.

MOLOKAI

COMMERCIAL TIMBER HARVESTING IN THE MOLOKAI FOREST RESERVE, DLNR, Division of Forestry and Wildlife (TMK: 5-2-14:03 & 5-4-03:25)

The following information supplements the information previously published in the November 23, 1988 OEQC Bulletin.

The applicant proposes to harvest plantations of commercial timber species of pines. There are two (2) different harvesting schemes to be used. In the burned pine plantations and eucalyptus plantations the stands will be clear cut. In the unburned pine plantations, fifty percent (50%) of the trees will be harvested. Harvesting will be done using shears to cut trees and tractor logging methods to skid logs to landing areas. In areas too steep for shear cutting, trees will be felled by hand using chainsaws. Logs will be either hauled whole from the landings to the consumer or chipped at the landings and hauled away in chip vans. Main access routes to the timber plantations will be improved or new ones constructed to facilitate the transporting from landings to the consumer. All logs harvested are intended to be eventually chipped and utilized as fuel to generate electricity.

This project involves two management activities that would result in an economic benefit to the island of Molokai and the State of Hawaii. These activities are removing and replacing the burned and dying timber and thinning the long-overdue crowded and stagnated young pine plantations. From the salvage harvest of the burned areas and thinning of the unburned plantations, wood chips will be produced to

supplement the burning of other biomass fuel at the Molokai Electric Company's power plant. Should the price of oil increase above the cost of \$17 per barrel, the burning of wood chips would be a cheaper source of fuel and perhaps stabilize the rising cost of electricity to the consumer.

The estimated manpower needs for the harvesting of raw logs, processing logs into wood chips, and hauling to the power plant is 25-30 men. These will be new jobs on the island of Molokai.

In the burned area where the proposal is to remove all trees that were killed or weakened by the fire, the site will be replanted with pines as soon as possible following logging. It is anticipated that the site would be revegetated within six months following the first good rain.

The negative declaration determination that was previously published in the November 23, 1988 OEOC Bulletin is now being retracted.

OAHU

KALIHI STREET 16-INCH WATER MAIN AND KALIHI RESERVOIR 614, Board of Water Supply, City & County of Honolulu (TMK: 1-4-09, 11-14, 16, 18-21)

The project involves the construction of a reservoir, instrument house, and 9,200 lineal feet of 16-inch water main in upper Kalihi Valley. The proposed one-million gallon reservoir will be constructed on BWS land near the existing Kalihi Aerator approximately one-half mile below the Wilson Tunnel portal. The reservoir will be connected to the existing water system at Maka Place via a 16-inch transmission main.

The water distribution system in upper Kalihi Valley consists of a dilapidated 200,000 gallon reservoir and a network of many old, undersized mains. The density of the area has increased since the water system was built, and some areas are subjected to low tap pressures during peak consumption hours. The current average daily demand is 600,000 gallons and 900,000 gallons during peak hour flow. The existing system is undersized and unable to provide adequate fire protection. The main objective of this project is to construct a new reservoir to replace the aging and undersized Kalihi 595-foot reservoir. The new reservoir and supporting pipeline would be of sufficient capacity to ensure a reliable supply to meet existing domestic and fire flow requirements.

CONSTRUCT A RETAINING WALL AND SWIMMING POOL, Brad & Carole Myers/Dept. of Land Utilization, City & County of Honolulu (TMK:3-9-28:26)

The proposed project involves the construction of retaining walls and a swimming pool. The project also includes the landscaping of the aforementioned retaining walls, construction of concrete decking, and the installation of related pool pumps and filters. The proposed improvements fall partially within the shoreline area.

CABLE SHIP TERMINAL AND STORAGE FACILITY, American Telephone and Telegraph Company/Dept. of Land & Natural Resources (TMK: 1-5-41: 3 & 6)

American Telephone & Telegraph Company (AT&T) is seeking a Conservation District Use Permit (CDUP) for development of their proposed Sand Island Cable Ship Terminal. The proposed action will

include development of land on Sand Island as well as approximately 97,000 sq ft. of submerged lands off the adjacent shoreline. The submerged lands of the proposed project site are within the State Conservation District and therefore require a CDUP. The land portion of the proposed project site is within the State Urban District.

AT&T or a designated developer proposes to develop a cable ship terminal facility for repair and storage of transoceanic submarine telecommunications cables. This action is required to accommodate new Pacific region high capacity digital fiber-optic submarine cable systems scheduled for installation beginning in 1988. The terminal is planned to provide a dedicated berthing facility for the cable ship CHARLES L. BROWN, now docked at Pier 2C on the east side of Honolulu Harbor. Additionally, the facility will be used for storage of spare cable and accessories, and the periodic training of repair personnel.

SEWER TUNNEL RELIEF INCREMENT 5, Dept. of Public Works, City & County of Honolulu (TMK: 3-2:03-06, 37-39 and 3-3:02-12)

The proposed project involves the installation of a lining within the existing sewer tunnel which extends along Keanu Street from the former Waiialae Drive-In Theater site to its western terminus at Palolo Avenue, a distance of approximately 6,050 feet. The purpose of the proposed project is to provide for the continued maintenance of public health and welfare by protecting the existing sewer line from corrosion.

The cost for rehabilitation using the lining system is estimated at \$4.55 million (in 1988 dollars). To preclude premature failure of the

existing sewer tunnel, the lining will be installed within 15 years.

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.

OAHU

SHERATON MAKAHA RESORT EXPANSION, ANA Hotels Hawaii, Inc./Dept. of General Planning, City & County of Honolulu (TMK 8-4-02:54)

The applicant requests an amendment to the Waianae Development Plan from residential land use to resort during the 1989 Development Plan annual amendment review. ANA Hotels Hawaii owns the 200 room Sheraton Makaha Resort and Country Club located on 26.413 acres. In December 1987, ANA Hotels Hawaii, Inc. acquired two additional parcels adjacent to the Sheraton Makaha Resort. One parcel is 8.475 acres, vacant and designated for resort use. The other property that was acquired is 35.709 acres, mostly vacant and designated for

residential use. ANA Hotels Hawaii, Inc. also owns another 255± acres in Makaha Valley which is occupied by the 18-hole Makaha Resort West Golf Course. ANA Hotels Hawaii, Inc. proposes to expand the facilities of the Sheraton Makaha Resort on the newly acquired 44± acres. The proposed Master Plan for the Sheraton Makaha Resort includes 300 additional hotel rooms, 150 new resort condominiums, a new conference facility, additional tennis facilities, 5,500 sq. ft. of resort-related retail space and a new 50-unit health spa.

The project will commence immediately upon obtaining the necessary governmental approvals and the 300-room hotel addition and 50-unit health spa will be completed approximately 2 years after commencement. The first 30 condominium units will be completed approximately 18 months after opening of the hotel and approximately 30 condominiums will be built and available for occupancy every 18 months thereafter, depending on market conditions. Total construction costs have been estimated at about \$90 million in 1988 dollars.

Contact: Vincent Shigekuni
Helber, Hastert & Kimura
Planners
733 Bishop St.
Suite 2590
Honolulu, Hawaii 96813

This EIS is also available for review at the State Main, Ewa Beach Community School, Waianae & Waipahu libraries.

Deadline: February 22, 1989

PACIFIC NATIONS CENTER, Dept. of Housing & Community Development/Dept. of Land Utilization, City & County of Honolulu
(2-1-9:7,8,9,11,18,27,37,39,56)

The Dept. of Housing & Community Development is proposing to acquire six privately owned lots and to consolidate these lots with City-owned property to create a superblock in downtown Honolulu. The consolidated site of 5.06 acres would then be leased to a private entity for the development of a large mixed-use complex. Development of the site includes relocation of current tenants, demolition of existing structures, design and construction of the mixed-use complex (including landscaping) and operation of the new facilities.

Although construction of the new complex is expected to begin as early as October 1990, the phasing and timing of the work have not yet been determined. Costs for the proposed project have been prepared by the City based on the general components of the proposed project and are estimated at approximately \$350,000,000.

The site is bounded by So. Beretania, Fort, Kukui, and Queen Emma Streets and includes the public parking lot now called Block J, privately owned parcels and Kamalii Park.

The potential floor space based on the maximum allowable floor area ratio is 1.65 million sq. feet. Preliminary tower massing alternatives, in accordance with allowable development standards and zoning regulations, suggest that three towers might be appropriate for the project site. Separate towers for office space, residential units and a hotel, each with integrated commercial uses, would result in the following configurations:

Office Tower	28 floors
Hotel/Office Tower	32 floors
Residential Tower	41 floors

The proposed project would have a

significant economic impact on the State. It is estimated that tax revenues to the State would range from \$3.7 to \$14.6 million depending on the degree of secondary economic stimulation.

Contact: Karen Iwamoto
Dept. of Housing & Community
Development
650 S. King St. 5th Floor
Honolulu, Hawaii 96813

This EIS is also available for review at the State Main, Kaimuki, Kaneohe, Pearl City, Kailua & Liliha libraries.

Deadline: February 22, 1989

WAIOLA ESTATES SUBDIVISION, Department of Housing and Community Development, City and County of Honolulu (TMK: 9-4-07:1)

Previously published December 23, 1988

Contact: Gail Kaito
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Deadline: January 23, 1989

HAWAII

HONOLI'I HYDROELECTRIC POWER PROJECT,
Mauna Kea Power, Inc./Department of Land
and Natural Resources (TMK:
2-6-09:11;2-6-12: 18,24,29,30, and 31;
2-7-02:21)

Previously published December 23, 1988

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

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

Deadline: February 6, 1989

MAUI

HONOAPIILANI HIGHWAY, PUAMANA TO HONOKOWAI, Department of Transportation

Previously published December 23, 1988

Contact: Albert Ng
Project Manager
Highways Division
Planning Branch
Dept. of Transportation
600 Kapiolani Blvd.
Room 304
Honolulu, Hawaii 96813

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

Deadline: February 6, 1989

FINAL ENVIRONMENTAL IMPACT STATEMENTS

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

MAUI

MAUI WAILEA 670, GCR/VMS Maui 670 & VMS Realty Partners/Planning Dept., County of Maui (TMK: 2-1-08:56 and 71)

Maui Wailea 670 will be an extension of the Wailea-Makena resort community. The Planned Maui Wailea 670 residential/resort community is dominated by two 18-hole golf courses

and will provide for community activities in a mixed use village center and resort lodge accommodations to complement the luxury hotel accommodations of Wailea and Makena. Organized around a "village green" concept, the service and activity centers for this master planned resort/residential community would be concentrated to create a community center. The primary activities/services to be planned within the mixed-use village would be a commercial and eatery center, resort lodge visitor accommodations, visitor information center, and other facilities such as an arts and crafts center and theaters. To serve as a landmark feature for the region, a church could also be prominently located within the village.

The Maui Wailea 670 residential/resort is projected to be developed over 15 to 20 years. The project would be phased in conjunction with private and public infrastructure extensions and market demands.

Total development costs, including utility construction, residential (single family and multifamily) housing unit construction, roadway, golf courses, resort lodges and public recreational facility construction, have been estimated to be approximately \$700 million, in 1988 dollars.

HAWAII

HAWAII COMMODITIES IRRADIATION FACILITY, Department of Business and Economic Development (TMK: Site A, 2-1-12: 106, 107, 108; Site B, 2-1-12: 56,74, and 75; Site C, 2-1-25: 86)

Previously published December 23, 1988

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

ALII HIGHWAY PROJECT, KAILUA-KEAUHOU, HAWAII, U.S. Department of Transportation, Federal Highway Administration, State Department of Transportation (Highways Division), County of Hawaii (Department of Public Works)

Previously published December 8, 1988

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

KEAHOLE AIRPORT EXPANSION, NORTH KONA, HAWAII, Department 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

OAHU

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

Previously published November 8, 1988

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

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

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.

FEDERAL EIS PREPARATION NOTICE

The FDA has announced in the Federal Register dated Nov. 22, 1988 that they intend to prepare an EIS on the effects of their proposed action providing for the safe use of polyvinyl chloride polymers (PVC) in contact with food.

On Feb. 3, 1988, FDA published a proposal to amend its food additive regulations to provide for the safe use of vinyl chloride polymers in contact with food (51 FR 4177). The term "vinyl chloride polymers" includes both vinyl chloride homopolymer (polyvinyl chloride or PVC) and copolymers of vinyl chloride with other chemicals. In its notice of proposed rulemaking FDA announced its conclusions that the proposed action would not have a significant impact on the human environment, and that an EIS was not required. The agency made its environmental assessment (EA) and finding of no significant impact (FONSI) available for public inspection in the Dockets Management Branch.

At that time, FDA requested the submission of any data bearing on the issues and conclusions in the EA and FONSI.

In response to this request for information, FDA received six

submissions during the formal comment period that related to environmental issues, five from industry trade associations and one from the U.S. Environmental Protection Agency (EPA).

The comments from environmental organizations, state and local government officials, and citizens expressed concern about FDA's proposed action and requested that FDA prepare an EIS. These comments identified four major environmental issues involving the effects of postconsumer disposal of vinyl chloride polymer food-packaging material, incineration of MSW, recycling of MSW, the solid waste management crisis, and adjuvants used with vinyl chloride polymers.

In light of FDA's own analysis and EPA's findings and recommendation, FDA has determined that the proposed action may have significant environmental effects and that an EIS must be prepared in accordance with 21 CFR 25.42.

Written comments and information concerning the proposed actions and the EIS should be submitted by January 23, 1989 to the:

Dockets Management Branch
Food & Drug Administration
Rm. 4-62
5600 Fishers Lane
Rockville, MD 20857

NOTICE

TO EXPEDITE THE PUBLICATION OF THE OEQC BULLETIN, THIS OFFICE REQUESTS THAT ALL AGENCIES AND APPLICANTS COMPLETE THE ATTACHED 2-PAGE OEQC FORM #89-01 WHENEVER AN EIS, NEGATIVE DECLARATION, OR NEPA DOCUMENT IS SUBMITTED. IF THERE ARE ANY QUESTIONS IN COMPLETING THIS FORM, PLEASE CALL OEQC AT 548-6915.

DOCUMENTS FOR PUBLICATION IN THE OEQC BULLETIN

DATE: _____/_____/_____ PREPARED BY: _____

CHECK THE TYPE OF DOCUMENT THAT IS BEING SUBMITTED:

NEGATIVE DECLARATION <input type="checkbox"/>	EIS PREPARATION NOTICE <input type="checkbox"/>
NEPA DOCUMENT <input type="checkbox"/>	DRAFT EIS <input type="checkbox"/>
CHAPTER 205A DOCUMENT <input type="checkbox"/>	FINAL EIS <input type="checkbox"/>
	SUPPLEMENTAL EIS <input type="checkbox"/>
	ACCEPTANCE NOTICE <input type="checkbox"/>

TITLE OF PROPOSED ACTION OR PROJECT: _____

LOCATION: ISLAND _____ DISTRICT _____

TYPE OF ACTION (CHECK ONE): APPLICANT AGENCY

NAME OF PROPOSING APPLICANT OR AGENCY: _____
 NAME OF CONTACT: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 PHONE: (_____) _____

NAME OF PREPARER OR CONSULTANT: _____
 NAME OF CONTACT: _____
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 PHONE: (_____) _____

ACCEPTING AUTHORITY: _____

<p>ESTIMATED PROJECT COST:</p> <p>FEDERAL FUNDS \$ _____</p> <p>STATE FUNDS \$ _____</p> <p>COUNTY FUNDS \$ _____</p> <p>PRIVATE FUNDS \$ _____</p> <p>TOTAL \$ _____</p>	<p>DOCUMENT PREPARATION COST:</p> <p>ASSESSMENT \$ _____</p> <p>DRAFT EIS \$ _____</p> <p>FINAL EIS \$ _____</p> <p>SUP EIS \$ _____</p> <p>TOTAL \$ _____</p>
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EA TRIGGER (CHECK ALL THAT APPLY):

- USE OF STATE OR COUNTY LANDS OR FUNDS
- USE OF CONSERVATION DISTRICT LANDS
- USE OF SHORELINE SETBACK AREA
- USE OF HISTORIC SITE OR DISTRICT
- USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT

REGISTER OF CHAPTER 343, HRS DOCUMENTS

To preparers of Chapter 343, HRS documents, a calendar of deadline dates for your information and use.

1989		
JANUARY	FEBRUARY	MARCH
S M T W T F S	S M T W T F S	S M T W T F S
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- Negative and Preparation Notices due
- Official receipt days for EISs
- X Holidays

(The Bulletin is published on the 8th and 23rd of each month. Negatives and Prep. Notices are due five working days prior to the 8th and 23rd of each month. Draft and final EISs are due on the 5th and 20th of each month; if the 5th and 20th falls on a holiday or weekend, it is due on the next working day.)

PUBLIC NOTICE

Pursuant to Section 13-222-12, Hawaii Administrative Rules entitled "Shoreline Certification"

Date: Jan. 8, 1989 Number: 89-1

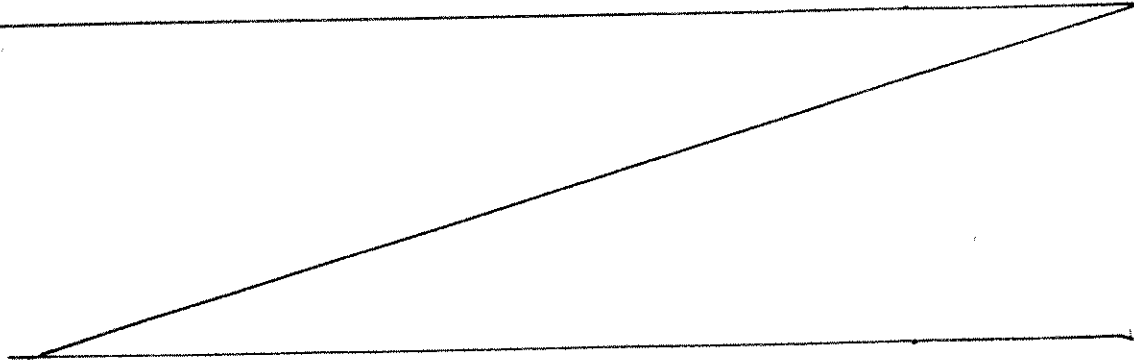
NOTICE OF APPLICATION: Application available for inspection at District Land Offices on the islands of Kauai, Hawaii and Maui and at Room 220, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu

LOCATION	APPLICANT	TAX MAP KEY	DATE RECEIVED
Puapuaa 1st, No. Kona (N. Kona, Hawaii)	Wes Thomas & Associates Inc.	3/7-5-20:por. 45	12/20/88
Kahana Sunset Beach Lots (Kahana, Maui)	Valera, Inc.	1/4-3-07:23	12/29/88
3635 Diamond Head Road (Kaalawai Beach Lots, Oahu)	R.M. Towill	1/3-1-38:09	12/21/88

.....
Comments on application may be made in writing to the State Land Surveyor at Room 210, Kalanimoku Building, 1151 Punchbowl Street, Honolulu, Oahu within fourteen (14) days of this notice.

NOTICE OF SHORELINE CERTIFICATION OR REJECTION

LOCATION	APPLICANT	TAX MAP KEY	DATE CERTIFIED (C) OR REJECTED (R)
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APPEAL may be made to the Department of Land and Natural Resources in writing within twenty (20) days of the date of this notice:

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Tel. 548-6460

