



OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

JOHN WAIHEE
GOVERNOR

MARVIN T. MIURA, Ph.D.
DIRECTOR

Volume VI

February 8, 1989

No. 3

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

KAHALUU ELEMENTARY SCHOOL CHAIN LINK FENCE, Dept. of Accounting & General Services (TMK: 1st Div 4-7-12:24)

This project is to construct a 4-foot

high chain link fence along the front boundary of Kahaluu Elementary School between the two driveways. The project will provide the school with a barrier to prevent students from dangerously crossing an interior roadway.

The estimated cost of construction is \$6,000.

ASSOCIATION FOR RETARDED CITIZENS OF HAWAII, WAHIAWA COMPLEX, OAHU, Department of Housing & Community Development (TMK: 7-4-2: 47)

The subject City-owned property is currently leased to the Association for Retarded Citizens of Hawaii which operates a training center for mentally retarded/developmentally disabled persons.

The City and County of Honolulu proposes to provide approximately

\$920,000 in Community Development Block Grant funds to ARCH to demolish the existing dilapidated training center and construct a larger training facility to accommodate additional clients as well as develop nine residential units to house eight developmentally disabled/mentally retarded persons and one resident manager. The new two-story training center will include five classrooms, kitchen, office and restroom facilities.

EXPLORATORY WELL AT THE NUUANU UPPER AERATOR FACILITY, OAHU, Board of Water Supply, City and County of Honolulu/Dept. of Land & Natural Resources (TMK: 1-9-07:2)

To meet growing demand for water, the Board of Water Supply is focusing on the full development of Oahu's groundwater resources. BWS proposes to drill an exploratory well at the site of the Nu'uuanu Upper Aerator facility as part of this overall water development program. The exploratory well will be used to determine the amount and quality of potable water from this site.

The project will involve drilling a hole about 16 inches in diameter to about sea level (more than 800 feet deep). Once the drilling is completed, a 12-inch diameter steel casing will be grouted into place and a pump will be installed. A series of aquifer tests will be conducted to determine the sustained well capacity and water quality. Upon completion of the test pumping, the well driller will remove the pump, cap the well, and clean the area. The estimated project duration is seven months.

AFTER-THE-FACT TELECOMMUNICATIONS

FACILITY, KOKO HEAD, OAHU, Christian Broadcasting Association/Department of Land and Natural Resources (TMK: 3-9-12:02)

Christian Broadcasting Association (CBA) is the owner & operator of KAIM AM and FM radio stations. Since 1981, CBA has been subleasing the use of two antennas attached to an equipment structure located on Koko Head.

CBA's two antennas are situated on an equipment facility currently owned and operated by McCaw Communications of Hawaii Kai, Inc. CBA subleases the use of the two antennas from McCaw. In addition to the two antennas, CBA uses 24" of rack space inside of McCaw's facility to house a two-way radio transceiver used for radio transmissions.

McCaw's facility is located on small rectangular lot approximately 445 sq. ft. which McCaw leases from the City & County of Honolulu.

KAIM is the strongest AM station in the State of Hawaii operating at 50,000 watts to make it one of two primary emergency broadcasting system facilities used by the Oahu Civil Defense Agency.

In the event of an emergency, KAIM needs the use of the two antennas in order to serve the public in times of a disaster or other emergency.

MAUI

MAUI SERVICE FACILITY FOR SUNSHINE OF HAWAII RENT-A-CAR SYSTEMS., Sunshine of Hawaii Rent-A-Car/State Dept. of Transportation, Airports Division (TMK: 3-8-01-160)

The applicant, Sunshine of Hawaii Rent-A-Car Systems, proposes to construct an addition to their existing Baseyard Facility located within the Kahului Airport Ground Transportation Operators Facilities. The added facilities will house fleet parking and a maintenance shop for Sunshine of Hawaii Rent-A-Car Systems.

The Site which totals 51,287 sq. ft. already houses existing facilities which include an office, parts storage, auto cleaning bay, and car wash area, plus vehicle parking. The existing facilities will remain. New facilities will include: fencing & paving for additional vehicles; a new service building, and new landscaping.

The new service building will be a pre-fabricated steel structure 30' wide x 60' long x 16'-21 high single slope rigid frame. Three exterior walls will be composed of pre-finished steel siding, the fourth, a sixty-foot long full height "fire wall" will be constructed of painted concrete masonry units. Interior improvements will include a 15' x 30' storage mezzanine with office, toilet and storage below. The building will provide facilities for vehicle servicing and repair, parts storage and office maintenance personnel.

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.

KOHANAIKI RESORT COMMUNITY MARINA COMPLEX, North Kona, Hawaii, Kona Beach Development Venture L.P., Planning Dept., County of Hawaii (TMK: 7-3-9: 3 & 16)

Previously published January 23, 1989

Contact: Helber Hastert & Kimura
Grosvenor Center PRI Tower
733 Bishop St., Suite 2590
Honolulu, Hawaii 96813

Deadline: February 22, 1989

OAHU

HAZARDOUS WASTE INCINERATOR, Ewa, Oahu, Advanced Technology Incineration, Inc./Dept. of Land Utilization (TMK: 9-1-26: por. 28)

The proposed project is a liquid injection hazardous waste incinerator which will use the best available control technology to incinerate 3,000 tons per year of liquid organic hazardous waste such as used motor oil, hydraulic fluid, solvents, paint, ink, adhesives, resins and other common industrial wastes. The proposed incinerator is intended to treat Hawaiian hazardous waste that cannot be eliminated through source reduction or recycling.

The project will be located in the Campbell Industrial Park, north of the Unitek hazardous waste transfer and storage facility and northwest of the Hawaiian Cement Plant. The site lies between the shoreline and a proposed extension of Kaomi Loop on a lot to be subdivided from TMK: 9-1-26: 28. The site is zoned I-2 Industrial District and lies within the Special Management Area (SMA).

HAWAII

Contact: Advanced Technology
Incineration, Inc.
Bruce Huddleston
2304 Mackay Lane
Redondo Beach, CA 90278

Deadline: March 10, 1989

DEVELOPMENT OF BOATING FACILITIES IN THE AIRPORT Keehi Lagoon, Oahu, State of Hawaii, Department of Transportation, Harbors Division (TMK: 1-1-01, 1-1-03, 1-2-19, 1-2-21, and 1-2-23)

The Harbors Division of the State DOT proposes to develop Keehi Lagoon through public and private funding for recreational, commercial, and light industrial uses. The development will be implemented as three separate projects which include:

1. Development of a Hawaiian Canoe Racing Facility
2. Development of a marina facility at Pier 60.
3. Creation of a 300-acre island in the center of Keehi Lagoon and a marina along Lagoon Drive. The island/marina complex would include recreational, educational, and industrial/commercial activities.

Contact: Mr. David K. Higa, Chief
Department of Transportation
Harbors Division
79 So. Nimitz Highway
Honolulu, Hawaii 96813

Deadline: March 10, 1989

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.

CAHU

KIPAPA INDUSTRIAL PARK, Kipapa Gulch, Waipio, Ewa District, Oahu, Dairy-Co, Inc./Dept. of General Planning, City & County of Honolulu (TMK: 9-4-05: 52)

Previously published January 23, 1989

Contact: W. Y. Thompson, Consultants
98-1051 Kahapili Street
Aiea, Hawaii 96701

Deadline: March 9, 1989

KO OLINA PHASE II, West Beach Estates/ Dept. of General Planning, City & County of Honolulu (TMK: 9-1-15:4; 9-1-15:18)

Previously published January 23, 1989

Contact: Ernest Takahashi
1150 South King Street
Honolulu, Hawaii 96814

Deadline: March 9, 1989

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

Previously published January 8, 1989

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

Deadline: February 22, 1989

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

Previously published January 8, 1989

Contact: Karen Iwamoto
Dept. of Housing & Community
Development
650 S. King St., 5th Floor
Honolulu, Hawaii 96823

Deadline: February 22, 1989

ROYAL KUNIA PHASE II, Hoaeae, Ewa, Oahu, Halekua Development Corp./Dept. of General Planning, City and County of Honolulu (TMK: 9-4-02: Por. 1, 9-4-03: Por. 1 & 9)

The 670-acre proposed development is located along Kunia Road about 1.2 miles north of Kunia Interchange, and mauka of existing Village Park development. The project includes 2400 residential units, 50% of which will be affordable to households earning below 140% of median income. It also includes 130 acres for industrial development that will generate about 2,000 jobs, a golf course development that will serve as a recreational amenity and a buffer area between the residential areas and

a buffer area between the residential areas and the adjoining Naval Magazine facility, a 16 acre public park, and a 6 acre site for an elementary school

The land is classified Agriculture by the State and it is presently in sugarcane production by Oahu Sugar Company. Also, it is designated Agriculture on the Central Oahu Development Plan, and zoned AG-1 Restricted Agriculture under the City and County of Honolulu's Land Use Ordinance. The project will require a State Land Use Boundary change to Urban, a General Plan amendment to the population provisions, a development plan amendment, and a change in City zoning.

The cost of the proposed project is estimated to be \$75-\$100 Million.

Contact: Halekua Development Corp.
Mr. Ken Nakamura
2024 N. King Street
Honolulu, Hawaii

Deadline: March 25, 1989

HAWAII FILM FACILITY EXPANSION, Diamond Head, Oahu, Department of Accounting and General Services/Dept. of Business and Economic Development (TMK: 3-1-42: Por 9)

The State of Hawaii, Film Industry Branch of the Department of Business and Economic Development, is proposing to expand an indoor filming production facility at the current film facility location of Diamond Head Road and 18th Avenue, adjacent to Kapiolani Community College. The 7.477-acre project site is located within the Special Management Area and the Diamond Head Special Design District.

Development will occur in phases with the ultimate facility consisting of

three soundstages, one support building including offices and dressing rooms, one technical building for set construction, and a two-level 200-stall parking structure plus three additional parking lots of approximately 27-stalls each. Phase I construction, tentatively scheduled to begin November 1989, will consist of sitework and infrastructure, Soundstage No. 1, support building complex, technical building, and a one-level 102-stall parking lot.

Film industry expenditures in Hawaii for 1987 were an estimated total of \$50.5 million with the State realizing an estimated \$4.5 million in tax revenues. The estimated spending effect in Hawaii's economy was \$224.8 million.

The estimated cost of the proposed project is \$7,000,000.

Contact: Diane E. Borchardt
DHM Planners, Inc.
1188 Bishop Street
Suite 2405
Honolulu, Hawaii 96813

Deadline: March 25, 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.

OAHU

SAND ISLAND SHORE PROTECTION, Honolulu, Hawaii, Dept. of Land and Natural Resources, State Parks Division (TMK: 7-3-04:5)

The proposed action consists of construction of a shore protection project along about 1,950 feet of the shoreline of Sand Island exactly as

proposed in the Final Detailed Project Report and Environmental Impact Statement, dated October 1983. The selected plan is a combination of two alternative plans, and includes ungrouted revetments along some stretches of the shoreline with offshore structures along other stretches. Specifically, a revetment will be constructed extending from the harbor channel shoreline west for a distance of 530 feet. Starting at the west end of the study area, another similar revetment would be built extending east for a distance of 820 feet. Between the two revetments, a series of three breakwaters would be placed, each about 150 feet long. They would be placed offshore, with their centerlines about 120 feet from shore.

The estimated cost of this proposed project is \$3.4 million.

Contact: Dept. of Land & Natural Resources
Mr. Clyde Hosokawa
1151 Punchbowl Street,
Room 310
Honolulu, Hawaii 96813

OAHU INTRAISLAND FERRY SYSTEM, State Dept. of Transportation, Harbors Division (TMK 3-9-07:34)

Previously published January 23, 1989

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

WAIALUA KAHUKU REGIONAL WATER SYSTEM IMPROVEMENTS, Waialua Kahuku, Oahu, Board of Water Supply, City & 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, Oahu, Board of Water Supply, City and County of Honolulu

Previously published October 8, 1988

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

HAWAII

NEW HILO JUDICIARY COMPLEX, State Dept. of Accounting & General Services

Previously published January 23, 1989

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

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

Previously published December 23, 1988

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

MAUI

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

Previously published January 8, 1989

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

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

Previously published July 8, 1988

Status: Accepted by the Maui County Planning Commission on October 4, 1988.

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.

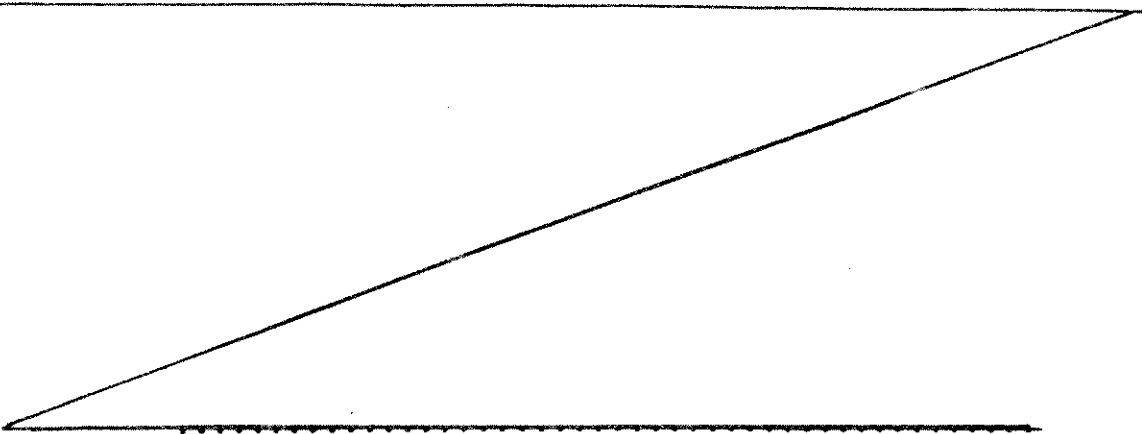
PUBLIC NOTICE

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

Date: Feb. 8, 1989 Number: 89-3

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

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE RECEIVED</u>
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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

<u>LOCATION</u>	<u>APPLICANT</u>	<u>TAX MAP KEY</u>	<u>DATE CERTIFIED (C) OR REJECTED (R)</u>
Kahana Sunset Beach Lots (Kahana, Maui)	Valera, Inc.	4-3-07:23	1/24/89 (C)
3635 Diamond Head Road (Kaalawai Beach Lots, Oahu)	R.M. Towill	3-1-38-09	1/24/89 (C)

.....
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

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

DATE: _____ PREPARED BY: _____

THE DOCUMENT IS A (CHECK ALL THAT APPLY):

CHAPTER 205A DOCUMENT	<input type="checkbox"/>	NEGATIVE DECLARATION	<input type="checkbox"/>
CHAPTER 343 DOCUMENT	<input type="checkbox"/>	EIS PREPARATION NOTICE	<input type="checkbox"/>
NEPA DOCUMENT	<input type="checkbox"/>	DRAFT EIS	<input type="checkbox"/>
		FINAL EIS	<input type="checkbox"/>
		ACCEPTANCE NOTICE	<input type="checkbox"/>

IS THE DOCUMENT A SUPPLEMENTAL EIS? YES NO

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: _____

ESTIMATED PROJECT COST:

FEDERAL FUNDS	\$	_____
STATE FUNDS	\$	_____
COUNTY FUNDS	\$	_____
PRIVATE FUNDS	\$	_____
TOTAL	\$	_____

DOCUMENT PREPARATION COST:

NEG DEC/EA	\$	_____
DRAFT EIS	\$	_____
FINAL EIS	\$	_____
SUP DRAFT EIS	\$	_____
SUP FINAL EIS	\$	_____
TOTAL	\$	_____

EA TRIGGER (CHECK ALL THAT APPLY):

<input type="checkbox"/>	USE OF STATE OR COUNTY LANDS OR FUNDS
<input type="checkbox"/>	USE OF CONSERVATION DISTRICT LANDS
<input type="checkbox"/>	USE OF SHORELINE SETBACK AREA
<input type="checkbox"/>	USE OF HISTORIC SITE OR DISTRICT
<input type="checkbox"/>	USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT
<input type="checkbox"/>	USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN



USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS
CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES
OTHER _____

BRIEF DESCRIPTION OF THE PROPOSED ACTION OR PROJECT WHICH WILL BE
PUBLISHED IN THE OEQC BULLETIN (LIMIT OF 500 WORDS OR LESS): _____

(CONTINUE ON ANOTHER SHEET IF NECESSARY)

TAX MAP KEY(S):

FOR OEQC USE ONLY

DATE OF SUBMISSION:
DATE OF PUBLICATION:
LAST DAY FOR CONSULTED
PARTY REQUEST:
COMMENT PERIOD ENDS:
ACCEPTANCE DATE:
PUBLICATION DATE OF
ACCEPTANCE:

OEQC # _____
PLANNER: _____

OEQC FORM 89-01 (1/89)
PAGE 2 OF 2

*11/11/89
11:30 AM
11:30 AM*