JANUARY 8, 1996

Irrigation Project Slated for Upcountry Maui

The State Department of Agriculture and the U.S. Natural Resources Conservation Service propose to install a main distribution pipeline and lateral pipelines to service 437 acres of farmland in Upper Kula. Approximately, $8.2 million will be spent to install the pipelines. Annually, about $800,000 will be required to operate and maintain the system.

According to the Natural Resource Conservation Service, the water system will provide 91 percent irrigation reliability to the farmers. The service estimates that the project will bring $2 million of economic benefits every year.

According to the Draft EIS for this project, construction activity may disrupt the captive breeding program of the endangered Hawaiian Crow at the Hawaii Endangered Species Propagation Facility at Olinda. Another undesired effect from the water improvements is the potential for urban growth and development.

Please see page 11 for more information on the Maui Upcountry Irrigation Project.

New Electric Transmission Line in Honolulu

The Hawaii Electric Company proposes to construct a 138-kV overhead transmission line to connect the Puakele Substation, located on Date Street and the Kamoku Substation, located in Palolo Valley.

Approximately 1.2 miles of the proposed line will be placed along Waahila Ridge. The route of the transmission line between the Kamoku Substation and Waahila Ridge has not yet been determined. Final route and design selection will be determined through the participation of a Community Advisory Committee.

Please see page 7 for the EIS preparation notice for the Kamoku-Puakele Transmission Line.

EDITORIAL

Agencies Must Support their Findings

The law requires that upon reviewing an Environmental Assessment, an agency must determine if a proposed action may have a significant effect on the environment. According to rules, the agency must state the reasons supporting this determination. It is not sufficient, as sometimes happens, for agencies to merely list the regulatory significance criteria (Sec. 11-200-12(b) (1-11), HAR) and without any supporting statements, claim that these criteria do not apply to the project under study.

The public deserves a full accounting of the process by which a determination of significant environmental impact is reached. The decisionmaking rationale should include reference to the specific section of the Environmental Assessment which is relevant to a particular criterion, along with a brief discussion. Controversial topics may merit a more extensive discussion and justification.

Public confidence in the equality and wisdom of government decisionmaking can only be bolstered by following the intent and letter of our State’s EIS rules. Agencies often are required to make some tough calls. The public deserves an explanation of the logic behind the decisions made by their government.
Draft Environmental Assessment

A project or action that may affect the environment cannot be implemented until an Environmental Assessment (EA) is prepared in accordance with HRS §343. If the lead government agency anticipates that the project will have no significant environmental impact, then a Draft EA is written and public notice is published in this bulletin. The public has 30 days to comment on the Draft EA from the date of the first notice.

Final Environmental Assessment and Negative Declaration

If, after the lead agency reviews the public comments, it feels that the project will have no significant effect on the environment, then it will prepare a Final EA and issue a Negative Declaration. The Final EA must respond to all public comments. An Environmental Impact Statement will not be required and the project may now be implemented. The public has 30 days from the first notice of a Negative Declaration in this Bulletin to sue in court to require the preparation of an EIS.

EIS Prep Notice

If the lead agency decides that a project may have a significant environmental impact, it must prepare an Environmental Impact Statement (EIS) prior to implementing the project. The first step in preparing an EIS is publishing an EIS Preparation Notice (Prep Notice) in this Bulletin. Agencies, groups or individuals have 30 days from the first publication of an EIS Prep Notice to request to become a consulted party and to make written comments regarding the environmental effects of the proposed action. The draft EIS must respond to these comments.

Draft EIS

If a project is likely to have a significant environmental impact, the lead agency or private applicant must prepare a Draft Environmental Impact Statement (Draft EIS) prior to project implementation. This document must completely disclose the likely impacts of a project. Secondary and cumulative impacts must be discussed along with measures proposed to mitigate them. The public has 45 days from the first publication date in this Bulletin to comment on a Draft EIS.

Final EIS

After considering public comments filed during the Draft EIS stage, the agency or applicant must prepare a Final Environmental Impact Statement (Final EIS). The Final EIS must respond to all comments from the draft stage. If deeper analysis was required, it must be included in this document. If the project is from a private applicant, the lead agency is authorized to accept the FEIS. If the project is public, the Governor or Mayor is the accepting authority. Only after the EIS is accepted, may the project be implemented.

EIS Acceptance Notice

If the accepting authority accepts a Final Environmental Impact Statement, a separate EIS Acceptance Notice will be published in this Bulletin. The public has 60 days from the date of first notice of acceptance to sue in court to challenge the acceptance of an EIS.

NEPA

National Environmental Policy Act (NEPA) is the law that requires federal projects to prepare an EIS. It is similar to Hawaii's law. Some projects require both a state and federal EIS and the public comment procedure should be coordinated. Although not required by law, the OEQC publishes NEPA notices in this Bulletin to help keep the public informed of important actions.

Special Management Area Permits

The Special Management Area (SMA) is along the coastlines of all our islands. Most development in this area requires a Special Management Permit (SMP). The Counties regulate development of this area. On Oahu, the County law requires an EA be prepared to accompany a permit application. This Bulletin posts notice of these SMP applications to encourage public input.

Shoreline Certifications

State law requires that Hawaii shorelines be surveyed and certified when necessary to clearly establish the regulatory building setback (usually 40 feet inland from the shoreline). The public may participate in the process to help assure accurate regulatory boundaries. Private land owners often petition to have their shoreline certified prior to construction. This Bulletin publishes notice of both shoreline certification applications and of final certifications or rejections.

Environmental Council

The Environmental Council is a fifteen-member citizen board appointed by the Governor to advise the State on environmental concerns. The council makes the rules that govern the Environmental Impact Statement process. The agendas of their regular meetings are published in this Bulletin and the public is invited to attend.

Exemption Lists

Government agencies must keep a list describing the minor activities they regularly perform that are declared exempt from the environmental review process. These lists are reviewed and approved by the Environmental Council. This Bulletin will publish an agency's draft exemption list for public comment prior to Council decision making.

Conservation District Permits

Use of land in the State Conservation District requires a Conservation District Use Application (CDUA). These applications are reviewed and approved by the Board of Land and Natural Resources (BLNR). Members of the public may intervene in the permit process. Notice of these permit applications is published in this Bulletin.
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**Happy New Year!**

*The Environmental Notice Office of Environmental Quality Control Page 3*
Draft Environmental Assessments

(1) Dillingham Airfield Master Plan and Noise Compatibility Program

District: Waialua
TMK: 6-8-02:16; 6-8-03:09; 6-8-14:1 through 23 and 25
Applicant: Department of Transportation, Airports Division
400 Rodgers Boulevard, Suite 700
Honolulu, Hawaii 96819-1880
Contact: Owen Miyamoto (838-8600)

Accepting Authority: Department of Transportation, Airports Division
400 Rodgers Boulevard, Suite 700
Honolulu, Hawaii 96819-1880
Contact: Owen Miyamoto (838-8600)

615 Piikoi Street, Suite 300
Honolulu, Hawaii 96814
Contact: Brian Ishii (591-8553)

Public Comment
Deadline: January 22, 1996
Status: DEA Second Notice, pending public comment. Address comments to the applicant with copies to the accepting authority and consultant.

The plan for development of Dillingham Airfield during the period of 1992-2010 as proposed in the Master Plan is separated into three phases, Phase 1 (present to 1997), Phase 2 (1998 to 2002) and Phase 3 (2003 to 2010). Given the uncertainty of the forecasts demand at Dillingham Airfield, the availability of Barbers Point Naval Air Station (BPNAS), and the slower than forecast growth at Honolulu International Airport, only the Phase 1 improvements are recommended. Therefore, this Environmental Assessment will focus on the impacts of the Phase 1 improvements. The majority of the Phase 1 projects are for safety and maintenance improvements. In addition, the DOT, Airports Division is currently pursuing the use of BPNAS for aviation uses, and this adds to the uncertainty of Phases 2 and 3.

Phase 1:
- Acquire land for all planned developments to the year 2010.
- Add extended safety areas and paved blast pads at both ends of the runway.
- Improve airfield pavement strength and surfaces.
- Add a full-length parallel taxiway.
- Relocate the parachute drop zone.
- Provide a helipad.
- Improve existing hangars.
- Add apron space, hangars and improved sites for commercial aviation/Fixed Base Operators.
- Provide space for an Air Museum.
- Improve/relocate internal roads.
- Improve utilities.

Phase 2:
- Construct an Air Traffic Control Tower.
- Improve Aircraft Rescue and Fire Fighting (ARFF) equipment.
- Add additional apron space, hangars and space for commercial aviation/Fixed Base Operators.
- Further improve internal roads.
- Further improve utilities.

Phase 3:
- Add a northern parallel runway with a separation of 300 feet from the centerline of the existing runway.
- Add navigational aids (NAVAIDS).
- Add additional apron space, hangars and space for commercial aviation/Fixed Base Operators.
- Further improve internal roads.
- Further improve utilities.

(2) Oahu Dewatering Facilities for Storm Drain Equipment

District: Various
TMK: 1-5-41:5; 9-6-01:10; 4-5-30:36; 4-1-09:270
Applicant: City and County of Honolulu, Department of Public Works
650 South King Street, 15th Floor
Honolulu, Hawaii 96813
Contact: Alex Ho (523-4150)

Accepting Authority: City and County of Honolulu, Department of Public Works
650 South King Street, 15th Floor
Honolulu, Hawaii 96813
Contact: Alex Ho (523-4150)

Consultant: R.M. Towill Corporation
420 Waiakamilo Road, #411
Honolulu, Hawaii 96817
Contact: Richard Wakida (842-1133)

Public Comment Deadline: January 22, 1996
Status: DEA Second Notice, pending public comment. Address comments to the applicant with copies to the consultant and OEQC.

The objective of the dewatering facilities is to provide a system that will allow washwater to separate from debris removed from the storm drain system.

The vacuum trucks will remove debris from storm drain systems and then unload the waste in the settling basins. From the settling basins the washwater flows to the drying beds which also contains an earthen filter. After passing the earthen filter, the washwater becomes filtrate. The filtrate flows to a final pretreatment unit before discharge into the municipal sewer system.

The solids are transported to the nearest municipal landfill.

Final Environmental Assessments/Negative Declarations

(3) ABC Store No. 56 Renovations

District: Honolulu
TMK: 2-6-11:13
Applicant: MNS, Ltd.
768 Pohukaina Street
Honolulu, Hawaii 96813
Contact: Willie Nishi (538-6743)

Accepting Authority: City and County of Honolulu
Department of Land Utilization
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Contact: Joan Takano (527-5038)

Consultant: AM Partners, Inc
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813
Contact: Taeyong Kim (526-2828)

Public Challenge Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

The City and County of Honolulu’s Department of Public Works, Road Maintenance Division is responsible for cleaning the municipal storm drain system. The storm drain system consists of drainage channels/ditches, catch basins, manholes, inlet boxes, drain pipes, and roadway gutters. The dewatering facilities will be located at the:

1. Sand Island Wastewater Treatment Plant (WWTP)
2. Pearl City WWTP
3. Kaneohe WWTP
4. Waimanalo WWTP
Oahu Notices

January 8, 1996

ABC Store No. 56 is located on the corner of Ala Moana and Hobron Lane in the Apartment Precinct of the Waikiki Special District.

The applicant proposes the following improvements:

- interior renovations
- new entry door
- new signage
- new paint
- front yard ramp improvements to meet Americans with Disabilities Act requirements

The proposed improvements will not result in a change in use or increase density nor the height of the existing structure.

Convenience stores are not a permitted use within the Apartment Precinct, and the existing store is deemed nonconforming. The Land Use Ordinance permits the repair of nonconforming structures, provided that the work does not exceed 10 percent of the current replacement cost of the structure.

The cost of the project ($625,000.00) exceeds 10 percent of the replacement cost of the structure. Therefore, the applicant seeks a zoning variance to implement the improvements.

Consultant: Stanley Yim and Associates, Inc.
2850 Paa Street, Suite 200
Honolulu, Hawaii 96819
Contact: Jason Yim (833-7313)

Public Challenge
Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

The Department of Parks and Recreation proposes to construct a new Aweoweo Beach Park in Waialua, Oahu on four adjacent vacant parcels which are already designated for park use on the City’s Development Plan Land Use Map for the North Shore area. Generally, the new park will have a comfort station, 11 picnic tables, a drinking water fountain, 4 charcoal disposal areas, 14 refuse disposal cans, an outdoor shower tree for rinsing and showering, new landscaping, and a new driveway and service parking area. The park will be designed in accordance with applicable governmental and utility agencies. This will include the Americans with Disabilities Act Accessibility Guidelines so that Wheelchair users can use the new park’s facilities.

(5) Kalaeo Greenwaste Recycling Facility

District: Koolaupoko
TMK: 4-2-15:9
Applicant: Tree and Stump Removal Experts
P. O. Box 26176
Honolulu, Hawaii 96825
Contact: Charles Tasker (396-0844)

Accepting Authority: Department of Land and Natural Resources
1151 Punchbowl Street, Suite 131
Honolulu, Hawaii 96813
Contact: Sam Lemmo (387-0377)

Public Challenge
Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

The City and County of Honolulu has offered a ten acre lease site out for public bid to operate a Greenwaste Reclamation Facility at the now closed Kalaeo Sanitary Landfill. The Oahu Tree and Stump Removal Experts was the successful bidder and is the applicant for this land use.
The ten acre lease site is located within a 134.10 acre parcel. This ten acre site is located in the general and possibly part of the limited subzone of the Conservation District. The purpose of this project is to create a well managed Greenwaste recycling facility on the windward side of Oahu to reduce the cost of transportation of greenwaste, to assist in the state waste reduction goals of 25 percent by 1995 and 50 percent by year 2000 in accordance with the Hawaii Integrated Solid Waste Management Act (State Act 324) and to assist in faster handling of greenwaste during hurricanes and tsunamis which are detrimental to public health, safety and welfare of the general public on the island of Oahu.

Greenwaste will consist of trees, stumps, branches, leaves, grass, etc., no hazardous waste will be accepted and greenwaste mixed with litter will be refused. The greenwaste will be received at the facility from tree trimming contractors, City and County Transfer Stations, and the general public.

EIS Preparation Notices

(6) Kamoku-Pukele 138-kV Transmission Line Project

District: Honolulu
TMK: 3-4-10.3, 9, 19; 3-4-20:1, 3; 2-9-25:1, 10, 15; 2-9-50:1, 2, 3, 4, 5, 6
Applicant: Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, Hawaii 96840-0001
Contact: Kerstan Wong (543-7059)

Accepting Authority: Department of Land and Natural Resources
Office of Conservation and Environmental Affairs
1151 Punchbowl Street
Honolulu, Hawaii 96813
Contact: Sam Lemno (587-0435)

Consultant: CH2M Hill
1585 Kapiolani Boulevard, Suite 1420
Honolulu, Hawaii 96814-4530
Contact: Mark Willey (943-1133)

Public Comment
Deadline: January 22, 1996
Status: EISP Second Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, consultant, and OEQC.

The Hawaiian Electric Company is proposing to construct a single circuit 138-kV alternating current (AC) transmission line between the Kamoku Substation, located on Date Street in the Moiliili area, and the Pukele Substation, located in the mauka portion of Palolo Valley. The transmission line is the eastern portion of a new 138-kV transmission system which connects Pukele to the Archer Substation via the Kewalo and Kamoku Substations. Currently, the Pukele Substation is connected to the power grid only through the Koolau Substation on the Windward side of the island. The Pukele Substation services approximately 19 percent of Oahu’s power demand.

Approximately 1.2 miles of this proposed line will consist of an overhead line through Conservation District land along Waahila Ridge. Use within the Conservation District would involve deenergizing the two existing 46 kV lines, their temporary removal, and the installation of new tubular-steel poles to accommodate both the single 138-kV line and the two existing 46 kV lines. Construction of the 138-kV line within the Conservation District will rely primarily on manual labor and the use of helicopters. Existing access within the area is limited to a small road through the Waahila State Recreational Area and various hiking trails.

The route and design of the transmission line between the Kamoku Substation and the overhead line within the Conservation District has not yet been determined. Several alternative routes and designs through the Urban District are being considered. Alternative designs include an all-overhead transmission line and an all-underground transmission line to a transition station to an overhead line at Dole Street. Some of the alternative routes include, but are not limited to, following Date Street, University Avenue, and Dole Street; following Date Street, Kapiolani Boulevard, Frank Street, and Dole Street; or following Date, the Manoa-Palolo Drainage Canal, and Dole Street. An all-underground route from Kamoku to Pukele is also being evaluated. This line would travel along Kapiolani Boulevard, Waialae Avenue, and Palolo Avenue through Palolo Valley. Final route and design selection will be determined through the participation of a Community Advisory Committee and public involvement in the environmental impact statement process.
The Kamoku-Pukele 138-kV Transmission Line is needed for three reasons:

1. To increase system reliability by establishing an alternate transmission line corridor to East Oahu.

2. To provide additional transmission capacity in East Oahu to accommodate projected load growth.

3. To prevent projected overloads of the existing circuits.

Construction of the Kamoku-Pukele 138-kV Transmission Line is anticipated to last approximately 14 months, from March 1998 to May 1999. Operation of the Kamoku-Pukele 138-kV transmission line is scheduled for Summer of 1999. A public scoping meeting will be held in January to solicit community comments. Notification of the time and place for this meeting will be sent to persons on the project mailing list and will be announced in both the Honolulu Advertiser and the Honolulu Star-Bulletin.

Draft Environmental Impact Statements

(7) Waialua-Haleiwa Wastewater Facilities

<table>
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<tr>
<th>District:</th>
<th>Waialua</th>
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<tbody>
<tr>
<td>TMK:</td>
<td>6-9, 6-8, 6-7, 6-6, 6-2</td>
</tr>
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</table>
| Applicant: | City and County of Honolulu  
Department of Wastewater Management  
650 South King Street, 3rd Floor  
Honolulu, Hawaii 96813  
Contact: Jared Lum (523-4654) |

Accepting Authority:  
City and County of Honolulu  
Planning Department  
650 South King Street, 8th Floor  
Honolulu, Hawaii 96813

Consultant:  
Hydro Resources International  
613 Park Avenue  
Arcata, California 95523  
Contact: Dr. Robert Gearhart (707-826-3135)

Public Comment Deadline: February 6, 1996

Status: DEIS Second Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, consultant, and OEQC.

The City proposes, for the Waialua-Haleiwa area, the use of a passive wastewater treatment system comprised of oxidation ponds, constructed wetlands, and slow sand filters with the effluent disposed of through water reclamation via irrigation. Two equally-sized treatment systems designed for 0.7 million gallons per day are proposed to treat the Waialua and Haleiwa service areas. Disinfection of the effluent will be done with ultraviolet light.

Each of the two systems would require approximately 35 acres for oxidation ponds and constructed wetlands. Included in this 35 acre site would be the slow sand filter, UV disinfection equipment, and a control building. The effluent would be used to irrigate agricultural and/or horticultural sites in the vicinity of the treatment site. Effluent disposal would require approximately 82 acres of irrigation area for each of the sites. Backup disposal would be supplied by use of rapid infiltration sites (one acre for each system) makai of the no-pass line. Each of the two sites would, therefore, have their own reclaimed water line, irrigation sites and rapid infiltration sites.

The project requires a supplement to the 1987 EIS entitled Waialua-Haleiwa Wastewater Facility Plan which was prepared by Belt Collins and Associates, Inc. That original EIS proposed treatment using a Sequencing Batch Reactor (SBR) and effluent disposal using infiltration wells (for the interim solution) and an ocean outfall (for the long term solution). This project will replace the treatment and disposal methods, but will generally leave the collection method and justification for the project intact.
Final Environmental Impact Statements

(8) Ewa Development Projects - Off-site Water System

<table>
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<tr>
<td>TMK:</td>
<td>9-1-01, 05, 07, 10, 12, 17 to 21, 25 &amp; 28; 9-4-02; 9-4-137</td>
</tr>
<tr>
<td>Applicant:</td>
<td>City and County of Honolulu Department of Housing and Community Development 650 South King Street Honolulu, Hawaii 96813 Contact: Gail Kaito (527-5780)</td>
</tr>
<tr>
<td>Accepting Authority:</td>
<td>City and County of Honolulu, Planning Department 650 South King Street Honolulu, Hawaii 96813 Contact: Cheryl Soon (523-4713)</td>
</tr>
<tr>
<td>Consultant:</td>
<td>Environmental Communications P.O. Box 536 Honolulu, Hawaii 96809 Contact: Fred Rodriguez (528-4661)</td>
</tr>
<tr>
<td>Status:</td>
<td>Currently being reviewed by the Office of Environmental Quality Control</td>
</tr>
</tbody>
</table>

The proposed project is a planned Source Well, Storage Reservoir, and Transmission system to be located approximately 4.5 acres (northwest) of Interstate H-1 Highway. The existing water supply, sources, storage, and distribution system are inadequate to serve the proposed projects of the DHCD and the BWS projected future service areas. The planned projects are for the DHCD planned projects and the BWS future service areas to the year 2015.

U.S. Army Corps of Engineers

(9) Kaneohe Marine Base Housing Replacement

This project includes the first five phases of a program to replace 230 older housing units in the highest priority area of Marine Corps Base, Hawaii, Kaneohe Bay. Approximately 85 of the replacement dwelling units in the first five phases will be located in the 100-year tsunami flood plain. During design and construction it is intended that the first floor elevation of the replacement units will be raised at or above the 100-year flood elevation.

Written comments about the proposed action may be submitted to the U.S. Army Engineer District, Honolulu, ATTN: CEPOD-ET-PP/Lennan, Building 230, Fort Shafter Hawaii 96858-5440 by January 15, 1996.

(10) Manuwai Canal Maintenance Clearing and Bridge Removal

The applicant proposes to perform maintenance clearing, including dredging, of Manuwai Canal, as well as remove a derelict bridge and attendant culverts. The purpose of the proposed work is to improve drainage and restore the canal cross-section to its original capacity. Sediment, debris and vegetation have accumulated within the canal resulting in recurrent flooding of and related property damages to adjacent homes, roads and community facilities.

Interested parties may submit in writing any comments that they have on issuance of a permit for the proposed project. Comments should be sent to District Engineer (PODET-PO), U.S. Army Corps of Engineers, Building 230, Fort Shafter, Hawaii 96858-5440 by January 12, 1996.
Draft Environmental Assessments

(1) South Kihei Road Traffic Signals at Keala Place

District: Kihei
TMK: 3-9-03 & 05
Applicant: County of Maui, Department of Public Works and Waste Management
200 South High Street
Wailuku, Hawaii 96793
Contact: Charles Jencks (243-7845)

Accepting Authority: County of Maui, Department of Public Works and Waste Management
200 South High Street
Wailuku, Hawaii 96793
Contact: Charles Jencks (243-7845)

Consultant: R.M. Towill Corporation
420 Waiakeamilo Road, Suite 411
Honolulu, Hawaii 96817-4941
Contact: Chester Koga (842-1133)

Public Comment
Deadline: January 22, 1996
Status: DEA Second Notice, pending public comment. Address comments to the applicant with copies to the consultant and OEQC.

The project consists of the installation of a traffic control system at the intersection of South Kihei Road at Keala Place and the installation of curbs, gutters, sidewalks, drainage facilities, and the realignment of the Kalama Park driveway.

The proposed project area extends from Alahele Place to Halelani Place, a distance of 645 feet. The right-of-way of South Kihei Road is 60 feet wide. The project area is approximately one and one half acres in area. The project will require 10 feet of additional roadway right-of-way space to allow for left turning pockets. This additional space will be taken from Kalama Park which is next to the project.

Final Environmental Assessments/Negative Declarations

(2) Lahainaluna Road Affordable Housing Project

District: Lahaina
TMK: 4-5-26:por. 1 and 3
Applicant: Affordable Housing Corporation of Maui County
1959-B Kaohu Street
Wailuku, Hawaii 96793
Contact: Heidi Price (242-0092)

Accepting Authority: County of Maui, Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793
Contact: Stephanie Aveiro (243-7805)

Consultant: Munekiyo and Arakawa, Inc.
1823 Wells Street, Suite 3
Wailuku, Hawaii 96793
Contact: Milton Arakawa (244-2015)
Public Challenge
Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

The Affordable Housing Corporation of Maui County (AHCMC) proposes to construct the Lahainaluna Road Affordable Housing Project, an affordable elderly rental project in Lahaina, Maui, Hawaii. The size of the site is 1.77 acres. The property is currently owned by Amfac Property Development Corporation and Magoon Brothers, Limited.

In order to separate the respective ownership interests, two (2) 6,000 square foot parcels are being created from a portion of TMK 4-5-26:1 to convey to Magoon Brothers, Limited. The remainder of TMK 4-5-26:1 as well as TMK 4-5-26:3 are proposed to be consolidated to form a 1.77 acre parcel owned by Amfac Property Development Corporation. A preliminary subdivision application has been approved by the County of Maui.

As soon as final property conveyance documents are complete, Amfac Property Development Corporation intends to provide the land to AHCMC in exchange for affordable housing credits. It is anticipated that the rentals within the project will be limited to elderly tenants, ages 62 or older. Applicable rental subsidies will be pursued so that potential residents pay no more than 30 to 35 percent of their income. All of the units are proposed to be permanently rented to families at or below 60 percent of Maui County’s median income.

A total of thirty (30) units are proposed within the project, all of which are one-bedroom, one-bath units. Eight (8) single level buildings are proposed. There are six (6) buildings each containing three (3) units. There are also two (2) buildings containing six (6) units. The size of each unit would be approximately 520 square feet. A total of 36 parking stalls will be provided on the site. Other amenities include a recreation room containing a laundry and outdoor community area. Access to the project is from Kelawea Street. The two (2) new 6,000 square foot lots would require access onto Lahainaluna Road.

Approval of the project is intended to be sought under the provisions of Section 201E-210, Hawaii Revised Statutes. The proposed plans would be submitted to the Maui County Council for a 45-day review period as provided under Section 201E-210. If, on the 46th day, the project is not disapproved, it shall be deemed approved.

Draft Environmental Impact Statements

(3) Maui Upcountry Watershed Irrigation Project

District: Makawao
TMK: 2-2-var., 2-3-var.
Applicant: Department of Agriculture
P.O. Box 22159
Honolulu, Hawaii 96823-2159
Contact: Paul Matsu (973-9473)

Accepting Authority: Governor, State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Consultant: USDA Natural Resources Conservation Service
P.O. Box 50004
Honolulu, Hawaii 96850
Contact: Dudley Kubo (541-2612)

Public Comment
Deadline: February 6, 1996
Status: DEIS Second Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, consultant, and OEQC.

The project proposes the installation of a separate agricultural distribution system to supply untreated surface water for irrigation purposes to the farms in the Upper Kula area. The water source will be the recently constructed Kahakapao Reservoir in Olinda. The pipeline will extend from Olinda to Keokea with nine lateral systems branching to Olinda, Crater Road, Kimo Road, Pulehouki/Kamehameiki, Kealahou, Waikou, Kaonouli, Waiohuli, and Keokea/DHHL.

Estimated project costs are $8,224,500 with the federal share at $4,217,200 and the local sponsors’ share at $4,007,300.
(1) Hamakua Affordable Housing Project

**District:** North Hilo and Hamakua
**TMK:** 3-5-3: 60 & 63; 3-6-04: 88; 3-9-01: 39-41; 4-3-01, 14, 16 & 17; 4-4-05: 10; and 4-5-02: 54 & 55
**Applicant:** County of Hawaii, Office of Housing and Community Development 50 Walluku Drive Hilo, Hawaii 96720 Contact: Edwin Taira (961-8379)

**Accepting Authority:** County of Hawaii, Office of Housing and Community Development 50 Walluku Drive Hilo, Hawaii 96720 Contact: Edwin Taira (961-8379)

**Consultant:** William L. Moore Planning 411 Haili Street Hilo, Hawaii 96720 Contact: William Moore (935-0311) and Ron Terry, Ph.D. HCR 9575 Keau, Hawaii 96749

**Public Comment Deadline:** January 22, 1996 **Status:** DEA Second Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, consultant, and OEQC.

Sugar Company. To this end, OHCD and the camp associations are seeking county, state and federal grants and aid to support infrastructure upgrades and improvements and rehabilitation of existing units to ensure provision of safe and sanitary living conditions now and in the future.

Planned improvements, improvement to the existing substandard water systems, roadway and drainage improvements, renovation and rehabilitation of existing residences, upgrade of substandard wastewater disposal systems and subdivision of vacant areas within the campus to provide housing opportunities for former Hamakua Sugar Company workers who were not living in plantation housing at the time of closure.

(2) Hilo Harbor Improvements and Access Road

**District:** South Hilo **TMK:** 2-1-09: 7 **Applicant:** Department of Transportation, Harbors Division 79 Nimitz Highway Honolulu, Hawaii 96813

The Hawaii County Office of Housing and Community Development (OHCD) is coordinating a series of actions intended to assist tenants of ten plantation camps formerly part of the defunct Hamakua Sugar Company plantation camps in obtaining title to and upgrading the housing they occupy. These camps are located between Papaaloa, North Hilo and Honokaa, Hamakua, County of Hawaii.

The Hamakua Affordable Housing project, the subject of this Environmental Assessment, is intended to support the efforts to convey the former plantation camp areas to the current occupants and other former employees of Hamakua
Accepting Authority: Department of Transportation, Harbors Division  
79 Nimitz Highway  
Honolulu, Hawaii 96813  
Contact: Carter Luke (587-1956)

Consultant: Brian T. Nishimura (935-7692)  
101 Aupuni Street, #217  
Hilo, Hawaii 96720

Public Comment  
Deadline: January 22, 1996  
Status: DEA Second Notice, pending public comment. Address comments to the applicant with copies to the consultant and OEQC.

The State Department of Transportation, Harbors Division, is implementing improvements recommended in the "2010 Master Plan for Hilo Harbor". As part of this plan, a second harbor access road is being proposed as well as improvements on Kalanianaole Avenue to accommodate the new intersection. The proposed road intersects the northerly right of way on Kalanianaole Avenue approximately 1,000 feet east of the existing Kuhio Street access road and about 200 feet west of the Kauhane Avenue intersection with Kalanianaole Avenue.

An existing 70 foot wide right of way under the jurisdiction of the Harbors Division will be utilized for the access road. The right of way is sandwiched between parcels owned by the Honolulu Gas Company, Ltd. and the Brewer Chemical Corporation. Turning radius specifications will require the acquisition of two slivers of property on both corners of the new entry road. Approximately 550 square feet will be acquired from C. Brewer Properties and approximately 250 square feet will be acquired from the Honolulu Gas Company, Ltd.

The access road will have two 12 foot wide lanes entering the harbor and one 18 foot wide lane exiting the harbor. The road improvements will extend a distance of 598 feet into the harbor property. Other improvements proposed include a drywell, intake inlet, a guard rail and gravel shoulders. The improvements on Kalanianaole Avenue will be limited within a total length of approximately 650 feet. The design concept includes a separate turning lane for approaches on Kalanianaole Avenue from the west on to the access road. The improvements will involve a tapered widening of the pavement on Kalanianaole Avenue to accommodate the turning lane and painted medians. The estimated cost of the proposed project is approximately $600,000.

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(3) Pepeekeo Volunteer Fire Station

District: South Hilo  
TMK: 2-8-07:69  
Applicant: County of Hawaii, Fire Department  
466 Kinoole Street  
Hilo, Hawaii 96720  
Contact: Lloyd Narimatsu (961-8373)

Accepting Authority: County of Hawaii, Fire Department  
466 Kinoole Street  
Hilo, Hawaii 96720  
Contact: Lloyd Narimatsu (961-8373)

Consultant: Brian T. Nishimura Planning Consultant  
101 Aupuni Street, #217  
Hilo, Hawaii 96720  
Contact: Brian Nishimura (935-7692)

Public Comment  
Deadline: January 22, 1996  
Status: DEA Second Notice, pending public comment. Address comments to the applicant with copies to the consultant and OEQC.

The Hawaii County Fire Department has been granted federal funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program to purchase materials and construct a volunteer fire station in the community of Pepeekeo, Hawaii. A one acre site, currently owned by C. Brewer Homes is being donated to the County of Hawaii for the Pepeekeo Volunteer Fire Station. The property is situated within the Kuaimano Subdivision, Pepeekeo, Hawaii.

Access to the subject property is provided by Kumula Street which has a fifty (50) foot wide right-of-way and a thirty-two (32) foot wide pavement with curbs, gutters and sidewalk improvements. Kumula Street is situated approximately 150 feet west of the Hawaii Belt Road (State Highway 19). The Pepeekeo fire station site is situated approximately 11 miles northwest of the Central Fire Station in Hilo and approximately 14 miles southeast of the Laupahoehoe Fire Station.
The building will be a single story wood frame structure with a cement slab base having an area of approximately 1,800 square feet (40' x 45'). The station will have one apparatus bay, a bathroom facility, a training room and a storage area. The station will not be an overnight facility for volunteer personnel, however, it could be utilized as an Emergency Center during disasters. Construction of the station will be done by the volunteer fire personnel, families, friends and community volunteers.

The building will be used to secure and house a new fire truck and other fire fighting apparatus. Monthly training sessions will also be held for the volunteers in the building. This volunteer station will cover a five mile service radius with nineteen qualified volunteer firefighters providing a response within the national standard of ten minutes from the sounding of the alarm.

The proposed project involves the lease of a 1.34 acre portion of a parcel owned by the State of Hawaii. The site is located in a former sugar canefield at approximately 1,080 feet in elevation, 0.8 miles mauka of Highway 19, near the village of Ookala. The site is 250 feet mauka from an existing microwave relay tower operated by GTE Hawaiian Telephone Company Incorporated.

The proposed action would provide a cell site for the expanding U.S. Cellular mobile communications network. The Ookala site provides an ideal microwave path between existing and planned cellular sites and thus would improve coverage and service for mobile communications along the Hamakua Coast and throughout Hawaii. The public, State and County customers would be able to use their cellular phones over a much larger geographic area.

No valuable, rare or endangered plant or animal species exists in the project area, nor are there any historic sites. Visual impacts would be negligible because of the presence of a larger, existing tower adjacent to the proposed tower.

(4) Humuula U.S. Cellular Lease of State Land for a Cell Site

District: North Hilo
TMK: 3-9-02:Por. 07
Applicant: United States Cellular
333 Kilauea Avenue, No. 2
Hilo, Hawaii 96720
Contact: Patricia Provalenko (326-6022)

Accepting Authority: Department of Land and Natural Resources
P. O. Box 936
Hilo, Hawaii 96721-0936
Contact: Eric Leong (587-0414)

Consultant: Ron Terry (982-5831)
HCR 9575
Keau, Hawaii 96749

Public Challenge Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

(5) Keonepoko Iki Deep Well and Booster Pumping Station/Keonepoko Nui Booster Pump Addition

District: Puna
TMK: 3-1-5-08
Applicant: County of Hawaii, Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Dennis Lee (961-9220)

Accepting Authority: County of Hawaii, Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720
Contact: Dennis Lee (961-9220)

Consultant: M&E Pacific, Inc.
1001 Bishop Street, 500 Pauahi Tower
Honolulu, Hawaii 96813
Contact: Wes Geertsema (521-3051)

Public Challenge Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.
The proposed production well and booster pumping station at Keonepoko Iki will provide a new water source for the Pahoa Water System on the island of Hawaii. Installation of an additional booster pump at the Keonepoko Nui well site will supply both the Pahoa and Kapoho water systems. The Pahoa Water service area, located within the Puna water district, has experienced a recent population increase due to the relocation of many Puna residents who lost their home during the Kalapana lava flow. The proposed action will increase water production capacity for existing and future needs, and also add to system flexibility and reliability.

The proposed action for Keonepoko Iki consists of the following: 1) construction and testing of an exploratory deep well to determine the suitability of the site for a permanent production well; 2) conversion of the exploratory well into a permanent production well, including installation of a permanent 700 gallons per minute submerged pump and a water chlorination system; 3) installation of two booster pumps to pump water, as necessary, to Pahoa Reservoir No. 1; 4) construction of a three-room control building housing the pump motor controls and chlorine gas cylinders; 5) installation of all necessary supporting items such as piping, electrical connections, concrete pad for booster pumps and piping for vehicular access; and 6) connect to a telemetering system that will allow for remote operation and alarm notification.

The proposed action for the Keonepoko Nui site consists of installing an additional booster pump. This pump will double the present reservoir pumping capacity at that site.

(6) Kilauea Forest and Puu makaala Natural Area Reserve Fence Construction

Public Challenge
Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.

The Division of Forestry and Wildlife (DOFAW), Natural Area Reserves program (as lead), in a cooperative effort with the U.S. Fish and Wildlife Service (USFWS), Hawaii Volcanoes National Park (HVNP), Kulani Correctional Facility (KCF), and Kamehameha Schools Bishop Estate (KSBE), proposes constructing two (2) fence lines across portions of the above parcels as part of ongoing efforts to protect native forest ecosystems, and rare, threatened, and/or endangered flora and fauna found within these ecosystems. The project involves clearing by hand a corridor no more than six feet wide, and erecting a fence using galvanized steel posts, one strand of barbed wire along bottom, and thirty-nine inch hog wire. These fences will create two large management units totaling 3,750 acres. The ultimate goal of the project is to control feral pig populations within the two management units to zero density.

Land ownership over the project site is both public and private, including 1,450 acres of Puu makaala Natural Area Reserve and 2,300 acres of the Kilauea Tract owned by KSBE. Adjacent lands include Olaa Tract of HVNP, Keauhou Ranch, and the Kulani Correctional Facility. All project lands are within the conservation district.

(7) Waiakea Department of Water Supply Office Building

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<tr>
<td>Applicant:</td>
<td>County of Hawaii, Department of Water Supply</td>
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<tr>
<td>Contact: Gary Kawasaki (969-1421)</td>
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<tr>
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The County of Hawaii Department of Water Supply proposes to build an office for its administrative functions. The 4.5-acre State-owned site is located at the corner of Kawai and Kapiolani Streets near the Waiakea High School. DWS intends to subdivide the parcel and request the State to lease or transfer the site to the County Water Commission. DWS would move its offices from the County Building to the site. The new office will house administration, engineering, and fiscal staffs of the department.

The site is vacant and overgrown with vegetation. No endangered species are present. Based on a Phase I Archaeological Inventory Survey conducted for this project, four archaeological sites are present on the site. The archaeological survey determined these sites to be related to sugar cane cultivation and recommended data recovery for all four sites. A Phase II archaeological data recovery study was conducted for this project and concluded that no additional archaeological work was necessary. A traffic study concluded that the project would not have a significant impact on the existing and projected traffic in the area.

Final Environmental Impact Statements

(8) Keolonahhi State Historical Park

District: North Kona
TMK: 7-7-4:12, 51 and 52
Applicant: Department of Land and Natural Resources
Division of State Parks
P.O. Box 621
Honolulu, Hawaii 96809
Contact: Ralston Nagata (587-0290)
Draft Environmental Assessments

(1) Grove Farm Properties Land Use Amendments

District: Lilue
TMK: 3-3-03:1,3,35 & 3-3-12:40 & 3-3-13:25-27,32,53
Applicant: Grove Farm Properties, Inc.
P.O. Box 2069, Puki Rural Branch
Lilue, Hawaii 96766-7069
Contact: Greg Kamm (245-3678)
Accepting Authority: County of Kauai, Planning Department
4444 Rice Street, Suite 473
Lilue, Hawaii 96766
Contact: Dale Cua (241-6677)
Consultant: Esaki Surveying & Mapping, Inc.
3145E Akahi Street
Lilue, Hawaii 96766
Contact: Dennis Esaki (246-0625)

Public Comment Deadline: February 7, 1996
Status: DEA First Notice, pending public comment. Address comments to the applicant with copies to the accepting authority, consultant, and OEQC.

The applicant, Grove Farm Properties, is proposing to amend the State Land District Boundary from Agricultural to Urban District, the County of Kauai General Plan designation from Agriculture to Urban Mixed Use, and the County of Kauai Zoning from Agriculture to Limited Industrial (I-L). The proposed action involves various parcels totalling 14.03 acres.

These amendments are sought in order to bring the existing zoning, Land Use and General Plan designations into concert with each other and to make the designations reflective of existing, abutting, or anticipated uses.

Final Environmental Assessments/Negative Declarations

(2) Croft Residence Rock Revetment

District: Waimea
TMK: 1-2-13:45
Applicant: Chuck Croft
P.O. Box 1058
Waimea, Hawaii 96796
Accepting Authority: County of Kauai, Planning Department
4444 Rice Street
Lilue, Hawaii 96746
Contact: George Kalisik (241-6677)
Consultant: Oceanit Coastal Corporation
1100 Alaikana Street, Suite 3100
Honolulu, Hawaii 96813
Contact: Dr. Warren Bucher (531-3177)

Public Challenge Deadline: February 7, 1996
Status: FEA/Negative Declaration issued, project may proceed.
The project consists of a sloping rock revetment within the 40 foot shoreline setback area along Kikiaola Beach, at 4470 Mamo Road in Kekaha, on the west side of Kauai. The property owner received emergency approval for the revetment in September of 1994 to help prevent shoreline erosion threatening a pool and residence, and the revetment was completed by December of 1994. The existing revetment is approximately 180 feet long, 30 feet wide, with a slope of 1:2. The top of the revetment is at an elevation of eight feet, with the toe at an elevation of seven feet below sea level.

Emergency approval of the revetment was subject to several conditions including a requirement that the emergency structure be the minimum length and width necessary to protect the pool and residence, and that no other development except the revetment be permitted within the Shoreline Setback Area. The property owner was to apply for a Shoreline Setback Variance and Special Management Area Permit under normal procedures, and the revetment would be removed and modified if the project is denied or modified through the normal permit process.

The current request includes expansion of the revetment by approximately 70 feet to cover the entire shoreline fronting the property, and approval of a fence constructed within the shoreline setback area in violation of the conditions of the emergency approval.
Shoreline Certification Applications

Department of Land and Natural Resources
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813
Telephone: 587-0414

Pursuant to Section 13-222-12, Hawaii Administrative Rules entitled “Shoreline Certification,” the following shoreline certification applications are available for inspection.

Date: January 8, 1996 Number: 96-001

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

All comments to the application for shoreline certification shall be submitted in writing to the State Land Surveyor, 1151 Punchbowl Street, Room 210, Honolulu, Oahu and postmarked no later than fourteen (14) calendar days from the date of the public notice of the application.

Location: Lot 3 of Ld. Ct. App. 726 as shown on Map 4, at Punalu'u-Makai, Kauai, Kooloapoko, Oahu
Applicant: R.M. Towill, Corporation
For Keen Jun Enterprises
Tax Map Key: 4-5-051(Por.)
Date Received: 12/15/95

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Location: Por. of Launiupoko Wayside Park and Honoapiilani Hwy (FAP No. F-030-1(1)), Launiupoko, Lahaina, Maui
Applicant: Valera, Inc.
For State of Hawaii/Department of Transportation
Tax Map Key: 4-7-01:17
Date Received: 12/14/95

*****

Location: Por. of RP 7523, LCA 4452, apana 4 to H. Kalamu at Anaehoomalu, South Kohala, Hawaii
Applicant: Wes Thomas Associates
For John W. Hofflee
Tax Map Key: 6-9-07:15
Date Received: 12/14/95

Shoreline Certifications

Pursuant to Section 13-222-26, Hawaii Administrative Rules entitled “Shoreline Certification,” the following shorelines have been certified.

A person may appeal a shoreline certification or rejection thereof to the Board of Land and Natural Resources, 1151 Punchbowl Street, Room 220, Honolulu, Oahu, by requesting in writing a contested case hearing no later than twenty (20) calendar days from the date of public notice of shoreline certification or rejection.

Location: Waianae-Kai U.S. Military Reservation
Tract 9 of Executive Order 3452 at Waianae-Kai, Waianae, Oahu (85-175 Farrington Highway)
Applicant: R.M. Towill Corporation
For Richard Yamasaki
Tax Map Key: 8-5-17:5
Date Certified: 12/27/95

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