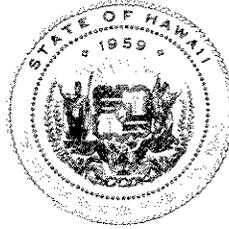


EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

DONALD BREMNER
Chairman

ENVIRONMENTAL QUALITY COMMISSION

550 HALEKAUWILA ST., ROOM 301, HONOLULU, HAWAII 96813 PH: (808) 548-6915

Volume VII

March 8, 1981

No. 05

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require environmental impact statements. Anyone can be consulted in the preparation of the EIS's by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

MAKAHA WELLS, MAKAHA, OAHU, Board of Water Supply, City & County of Honolulu (TMK:8-4-02:1)

The Board of Water Supply proposes to drill and case eight 1-mgd production wells at and above the 1,000 ft. elevation in Makaha Valley. The total installed capacity of the wells will be 8 million gallons per day (mgd); however, 4 wells will be in actual use at any given time. Thus, the operating capacity of the well field will be 4 mgd. The proposed project is part of the Oahu Water Plan, City and County of Honolulu, 1975, and will provide for future water needs of Makaha Valley, with surpluses to serve the Waianae 242 water system. The proposed project is located in Makaha Valley approx. 3.5 miles northeast of the intersection of Makaha Valley Road and Farrington Hwy.

Contact: Mr. Lawrence Whang, BWS
630 S. Beretania Street
Honolulu, HI 96813
Telephone: 548-5221

Deadline: April 7, 1981

KAUPO WATER SYSTEM IMPROVEMENTS, KAUPU, MAUI, Dept. of Water Supply, County of Maui

At this time, the County of Maui is considering three alternatives for the treatment of drinking water in order to comply with Federal and State regulations. The first two relate to treating the present water supply which is primarily from a surface water source (i.e., Kalepa Stream). The third alternative is to drill a well and get potable water from a groundwater source. Groundwater generally has better water quality; it is anticipated only a disinfectant need be added to treat this water.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, Hawaii 96813
Telephone: 537-9971

Deadline: April 7, 1981

KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, Dept. of Water Supply, County of Maui

To comply with State and Federal primary drinking water regulations, the County of Maui is currently considering three available alternative actions. The first two relate to the treatment of the present water supply which is primarily from a surface water source (i.e., Wailuanui Stream). The third alternative action is to drill a new well at one of several potential sites. (Groundwater generally has better water quality than surface sources.)

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, Hawaii 96813
Telephone: 537-9971

Deadline: April 7, 1981

WAILUA-HANA WATER SYSTEM IMPROVEMENTS,
HANA, MAUI, Dept. of Water Supply,
County of Maui

In order to comply with State and Federal primary drinking water regulations, the County of Maui is currently considering four available alternative actions. The first two relate to the treatment of the present water supply which is primarily from a surface water source (i.e., Wailua Stream). A third alternative action is to drill a new well. (Groundwater generally has better water quality than surface sources.) The fourth alternative is to modify the existing wells and distribution system at Wakiu to provide the total potable water needed for Hana's existing and projected (year 2000) population.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, Hawaii 96813
Telephone: 537-9971

Deadline: April 7, 1981

LAHAINA-ALAELOA AND HONOKOHAU WATER
SYSTEMS IMPROVEMENTS, LAHAINA DISTRICT,
MAUI, Dept. of Water Supply, City and
County of Maui

Previously reported February 23, 1981.

Contact: Mr. Roy Abe
M & E Pacific, Inc.
190 South King Street
Honolulu, Hawaii 96813
Telephone: 521-3051

Deadline: March 25, 1981

120 UNIT CONDOMINIUM PROJECT, KAPALAOA,
PUUANAHULU, NORTH KONA, HAWAII (TMK:
7-1-03:5,6 and 11), Kapalaoa, Inc./
Planning Department, County of Hawaii

Previously reported February 23, 1981.

Contact: Arnold T. Abe
Abe & Abe
Attorneys at Law
190 South King Street
Suite 2634
Honolulu, Hawaii 96813

Deadline: March 25, 1981

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 EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available upon request to the Commission. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Commission would appreciate a copy of your comments.

KAUAI

KILOHANA WELLS "G", "H", "I", AND "J",
EDA PROJECT NO. 07-01-02317, KILOHANA,
KAUAI, Dept. of Water, County of Kauai

This project consists of drilling, testing and casing approx. 4 exploratory wells, and drilling 3 or more Nx-size core holes. The project is located approx. 2 miles northwest of Lihue and one mile north of Puhi, Kauai. The proposed exploratory wells are 12 inches in diameter, 200 ft. deep, and will include 200 ft. of casing. Appurtenant work will include testing of the wells to determine the availability of high-level water for domestic consumption. The proposed Nx-size test holes are 2 inches in diameter, 200 ft. deep, and will include 200 ft. of PVC casing. These core samples will provide geologic and hydrologic data that will be used to select well sites.

KOLOA WELL "D", KOLOA, KAUAI, Dept. of
Water, County of Kauai

The proposed project site is located in the district of Koloa in the County of Kauai. The site is situated two miles east of Koloa town, two miles from the ocean, and 1,000 ft. northwest of Koloa Well "C". The site is located on TMK:2-9-02 and is currently owned by Grove Farm Company, Inc. The proposed action is to drill and test an exploratory well. The new well, if successful, will further develop the thick, fresh groundwater body known to exist in the area. The new source will augment the supply of water presently provided by Koloa Well "C". Work on the new well would start with the clearing of an access road from an existing cane-haul road to the proposed site and creation of a level work site (approx. 5,000 sq. ft.) for the drilling rig and support equipment. Once the drilling rig is in place, a hole, 18 inches in diameter, will be drilled to a depth of slightly over 140 ft. below mean sea level. A 16-inch diameter casing would then be installed in the hole, with cement grout in the annular space, to a depth dependent on geologic conditions. About 100 ft. of 15-inch diameter open hole may be drilled below the cased section of the well, contingent on the geologic conditions and groundwater hydrology. Testing would then begin to determine the quality of water and the development potential of the well. Development of the well depends on the outcome of the pump tests. Should the well prove feasible, another environmental assessment will be submitted at a later date for the installation of pump and control facilities to integrate the well into the Koloa-Poipu water system. If the well should prove unfeasible, the casing will be capped to prevent contamination of the groundwater.

LIHUE AIRPORT DEVELOPMENT PROJECTS,
LIHUE, KAUAI, PROJECT NO. K-1070,
Dept. of Transportation

In 1977, the State Department of Transportation prepared an EIS for the 1975-1995 Lihue Airport Master Plan Report. The report, which provides for the expansion of Airport property from approx. 185 to 810 acres, integrated

long-term airfield and terminal complex requirements with current and forecasted aviation needs and ground transportation requirements. The Lihue Airport Development Plan was prepared to implement the Master Plan Report. The Development Plan focuses primarily on what has been identified as the "Priority Construction Package." Determined as those projects which are necessary to have the new terminal and apron area operational and built, the Priority Construction Package has been estimated at \$25-30 million and consists of the following projects, in order or urgency:

DOT Maintenance Baseyard Facilities
Rerouting Cane Haul Roads and Irrigation Ditches
Passenger Terminal Site Work and Structure (1st Increment)
Ground Transportation Building
Aircraft Parking Apron
Taxiways "J" and "H"
Access Roads to New Terminal
Parking Lots and Bus/Truck Parking
Drainage
Sewerage
Water
Electrical Lighting and Power
Telephone and Communication Lines
Auxiliary Electrical Power (Terminal)
Landscaping

OAHU

ALIAMANU ELEMENTARY AND ALIAMANU INTERMEDIATE
BUS TURNAROUND AND PARKING, HONOLULU, OAHU,
Dept. of Accounting and General Services
for the Department of Education

The project consists of the design and construction of a bus turnaround and parking lot at the subject schools. The project will add 123 parking stalls to the existing 64 to meet Department of Education parking requirements and will improve traffic safety conditions for both pedestrians and vehicles.

ALTERATION TO EXISTING HANGAR, HONOLULU
INTERNATIONAL AIRPORT, OAHU, Performance
Plus, Inc./Dept. of Transportation

The existing hangar is not of sufficient height to accommodate the applicant's aircraft. The alteration is being made to accommodate applicant's aircraft and to

upgrade the facility in general. The proposed alteration is in keeping with the Honolulu International Airport Master Plan. The project is an alteration to an existing 150' x 100' steel framed, metal clad hangar building. The alteration will include:

1. Raising the existing steel framed roof by 7 ft. to the allowable height of 40' above mean sea level.
2. Adding 1,600 sq. ft. building area to the existing 15,000 sq. ft. for a total of 16,600 sq. ft.
3. Installation of a new underground fuel tank.
4. Interior alterations.
5. Adding a new chain link fencing around the perimeter of property.

DEVELOPMENT OF AN ELDERLY HOUSING PROJECT, KANEOHE, OAHU, TMK:4-5-28:
Portion 5,7 and 8, Hawaii Housing Authority

The proposed project is a subsidized elderly housing project to be situated on a \pm 60,000 sq. ft. parcel in Kaneohe. The project will consist of a single five-story building of concrete/CMU construction having a gross floor area of approx. 40,000 sq. ft. The structure will contain 44 one-bedroom apartments and a single two-bedroom manager's unit. Five of the units will be designed specifically to accommodate physically handicapped tenants. All apartments will be designed in accordance with Dept. of Housing and Urban Development Minimum Property Standards and the Building Code of the City and County of Honolulu. The project site is identified as portion of TMK:4-5-28:5,7, and 8. The site is bordered by existing single-family residences on the south and east sides, two commercial structures on the west and a large parcel of undeveloped land on the north.

OAHU MARKET PROJECT, CHINATOWN, HONOLULU, OAHU, Dept. of Housing and Community Development, City and County of Honolulu

This project involves the acquisition and renovation of the Oahu Market, located on the northwest corner of King and Kekaulike Streets. (TMK:1-7-02:34), by

the City and County of Honolulu. Renovations include the addition of sprinklers for the ceiling to bring it in compliance with Fire Zone One; replacing of the entire roof surface within the next five years; the overhauling of toilet rooms; and better accommodations for the storage of refuse.

TEMPORARY FACILITIES FOR WEST OAHU COLLEGE AT LEEWARD COMMUNITY COLLEGE, WAIAWA, OAHU, University of Hawaii

West Oahu College (WOC) presently operates out of Newtown Square at Pearlridge. It is in need of additional space for classrooms and offices which are not available in this building or in nearby buildings. The construction of temporary facilities on the Leeward Community College (LCC) Campus will provide the necessary additional office space and classrooms by integrating use of LCC facilities. The proposed facilities consisting of a maximum of three one-story frame structures for WOC on the LCC parking area is for an interim period until a permanent location becomes available for WOC on a long-term basis. Each of the proposed buildings will be of frame construction with approx. 1,800 sq. ft. of floor area and will be connected by ramps and lanais. The asphalt pavement of the parking area will not be disturbed except as necessary to place utility lines. Upon termination of the use of these facilities, they will be removed and the parking lot restored to near original condition. Classrooms, library, bookstore and student services facilities on the Leeward Campus will be shared with WOC.

USE OF PORTION OF RIGHT-OF-WAY HONOLULU-PEARL HARBOR ROAD, FAP NO. F-092-1 (2), KAPALAMA, OAHU, Robert Pestana/Dept. of Transportation

The proposed action is the use of portion of the highway right-of-way for an equipment rental yard.

MAUI

ADDITION OF APARTMENT AND HOTEL USES TO THE EXISTING WHALER'S MARKET PLACE, LAHAINA, MAUI, Bruce W. McNeil/Maui Historic Commission, County of Maui

Mr. Bruce W. McNeil, General Partner, on behalf of Lahaina Venturers is proposing to convert the existing Whaler's Market Place project from commercial to apartment-hotel use and to construct minor exterior renovations (add 7 dormer windows) as well as major interior renovations. Said project is sited on a 65,169 sq. ft. parcel on the makai side of Front Street at the southernmost boundary of the Lahaina Historic District (TMK:4-6-02:7). The parcel is zoned Historic District No. 1. The proposed project will consist of 61 units and 8,333 sq. ft. of commercial space (4,223 sq. ft. of restaurant space and 4,110 sq. ft. of retail space). In addition, the project contains a 770 sq. ft. recreation unit, 635 sq. ft. office space, 579 sq. ft. laundry/maintenance room, 506 sq. ft. public restroom, and 118 basement parking stalls. In addition, 30 parking stalls at the adjacent Lahaina Shores Hotel-Condominium project are assigned to the Whaler's Market Place.

HAWAII

SHORELINE SETBACK VARIANCE TO ALLOW GRADING AND CONSTRUCTION ACTIVITIES WITHIN THE 40-FOOT SHORELINE SETBACK AREA, HILO, HAWAII (TMK:7-5-20:15 and 59), Tom Hundhammer/Hawaii County Planning Department

The applicant is proposing to operate certain pieces of equipment within a portion of the shoreline setback area during the construction of an approved 87 unit condominium project. Also proposed is the grading of the subject area subsequent to the construction activity to restore it to its original condition.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului 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).

EIS AVAILABLE FOR COMMENT. Comments on the following EIS may be sent to: 1) the accepting authority; and 2) the proposing agency (indicated on the EIS routing slip). Please note the deadline date for submitting written comments on the EIS.

ENVIRONMENTAL IMPACT STATEMENT PANIAU, LALAMILO, SOUTH KOHALA, HAWAII, Kep Aluli, Inc./Planning Department, County of Hawaii

Kep Aluli, Inc. in collaboration with the property owners, proposes to develop a 192-unit leasehold condominium on a 7.42 acre shoreline parcel at Lalamilo, South Kohala, Hawaii. The property is located at Puako at the south end of Puako Beach Drive. The property will first be subdivided into three separate parcels. Each parcel will then be developed as a self-contained complex consisting of a 4-story structure containing 64 leasehold units, recreation amenities, parking facilities, and support infrastructure. Only one-bedroom units are planned and would be marketed in a range of \$125,000 to \$175,000. The property is located beyond the south end of Puako Beach Drive fronting a small but broad sandy cove. Access to the property is gained via a gravel road which generally follows the old Puako-Koholo trail. The site contains 24 archaeological sites incorporating 29 separate features and 6 petroglyphs. In addition, a number of brackish water ponds or anchialine pools appear on the property. Anchialine ponds possess both physical features and biota sufficiently distinct to be considered a unique type of aquatic ecosystem. The property is within an Urban land use district; generally planned Low Density Residential by the County, and zoned residential (RS-10).

Two technical studies were prepared as part of this Environmental Impact Statement. The reports are: (1) Field Reconnaissance of the Ruddle Property and Adjacent Marine Areas South of Puako, Hawaii; and (2) The Archaeology of Paniau. Because of their length, excerpts from both reports are used in this Statement. Copies of these reports

are available at the UH Environmental Center; OEQC; UH Hamilton Library; Kailua-Kona Library; and the Big Island Planning Department.

This EIS is also available for review at the Bond Memorial Library, Honokaa; Kailua-Kona Library; and the Thelma Parker Memorial Library, Kamuela.

Deadline: April 7, 1981

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

PROPOSED KAPIOLANI COMMUNITY COLLEGE AT FORT RUGER MASTER PLAN (REVISED), FORT RUGER, OAHU, Department of Accounting and General Services

The 51.628 acre site is located at Fort Ruger, in the Kaimuki District of Honolulu. The site has a quadrilateral shape and is bordered by Kilauea Ave., Makapuu Ave., 18th Ave., and Diamond Head Road. The site is identified by TMK:3-1-42:9,31, and 33. Since September, 1975, a portion of KCC's student body has been taking classes at the Fort Ruger site in temporary, renovated facilities. In the last few years, this has amounted to approx. 28% of KCC's student body. Before the entire student body can be transferred to the site, additional buildings and facilities must be built. To provide these facilities for KCC at Fort Ruger, a Master Plan was prepared. This EIS reviews the Master Plan and discusses the environmental impacts of this Plan. The Master Plan for KCC will be implemented incrementally. The actual facilities and construction time for each phase will be determined by the needs of the Community College and by the availability of funding. The construction of permanent facilities at the Fort Ruger campus will provide adequate facilities, implement the relocation of programs from the Pensacola campus, and help meet the projected increase in enrollment. The total cost of the proposed project in 1980 dollars

is estimated to be \$44 million.

Status: Currently being processed by OEQC.

HASEGAWA KOMUTEN CONDOMINIUM PROJECT (REVISED), LILIUOKALANI TRUST PROPERTY, WAIKIKI, OAHU, Hasegawa-Komuten (USA), Inc./Department of Land Utilization, City and County of Honolulu

The 2.75 acre site of the proposed project is located in Waikiki and is bounded by Ala Wai Blvd., Paoakalani Ave., Pualani Way, and Wai Nani Way, TMK:2-6-28:Parcel 49. The project consists of two 24-story towers containing 396 residential condominium units, a 4-story parking garage, an on-site park and recreation facilities for the residents. Approx. 71% of the total site will be in open space, landscaping and recreation. The proposed condominium project would require the demolition of the existing 1 and 2-story structures on the property and is located within the apartment precinct of the Waikiki Special Design District. The present land use on the property consists of several 1 and 2-story single family residences and small apartments. This block also includes the Waikiki Community Center and the Waikiki Health Center. The properties surrounding the project presently contain several high rise apartment condominium buildings.

This revised EIS is also available for inspection at the McCully-Moiliili Library and the Waikiki-Kapahulu Library.

Status: Currently being processed by the Department of Land Utilization.

EWA MARINA COMMUNITY PROJECT, HONOULIULI, EWA, OAHU, (REVISED), M.S.M. & Associates, Inc./Department of Land Utilization, City and County of Honolulu/Department of Land and Natural Resources

Previously reported on February 23, 1981.

This revised EIS also available for review at the Ewa Beach Community-School Library and the Waipahu Branch Library.

Status: Accepted by the Department of Land Utilization on February 20, 1981. This document is still being processed by the State OEQC.

NEPA DOCUMENT

The following document has been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

KAHUKU WIND MEASUREMENT PROGRAM:
INSTALLATION AND OPERATION OF METEOROLOGICAL TOWERS, KAHUKU, OAHU, Windfarm, Ltd./U.S. Army Support Command, Hawaii (USASCH)

Finding of No Significant Impact

USASCH proposes to outgrant approx. 5.40 acres of lease acquired land at Kahuku Training Area, Oahu, Hawaii to Windfarms, Ltd. Windfarms, Ltd. proposes to measure the wind regime in the Kahuku hillside area. The program is designed to provide data for the development of an array of wind turbine generators, capable of producing electricity for Hawaiian Electric Company customers. Five instrumented meteorological towers will collect and record wind data on a continuous basis from January 1981 through 1983. Only three of the five towers will be located on land controlled by the Army. The two 80 meter towers and one 10 meter tower will remain at the site through 1983, after which they will be removed. All towers will be conspicuously painted to serve as day-time visual warning to pilots and the 80 meter towers will be lit for nighttime marking.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with the City and County of Honolulu Dept. of Land Utilization pursuant to Ordinance 4529, as amended, relating to the Special Management Area (SMA) of Oahu. Contact the DLU at 523-4077 for additional information.

HONOLULU MAG II, BUILDINGS 5,6,& 7, 98-025 HEKAHA STREET, AIEA, OAHU, Honolulu, Ltd.-Magba, Inc./Dept. of Land Utilization, City & County of Honolulu

Negative Declaration

This Negative Declaration is a revision to the original document prepared in 1976.

The applicant proposes to construct three one-story buildings containing a total of approx. 50,000 sq. ft. The site lies within the Special Management Area established by Ordinance 4529, TMK:9-8-09:13. The three single-story buildings will replace some of the floor area lost when the originally approved three-story warehouse (Building 3) was scaled down to a one-story, 50,000 sq. ft. structure because of poor soil conditions. The floor area of Building 3, together with the three proposed buildings, totals approx. 100,000 sq. ft., thereby reducing the total floor area proposed in the original master plan by about 50,000 sq. ft. The warehouse/office complex will now consist of seven one-story buildings with parking provided for 571 cars and 15 loading areas. The warehouse/office complex is connected to public sewer and storm drain facilities.

PROPOSED PUNALUU SHORES PROJECT, PUNALUU, KOOLAULOA DISTRICT, OAHU, Walter S.C. Zane, W & C, Ltd./Dept. of Land Utilization, City and County of Honolulu

Draft Environmental Impact Statement

The applicant proposes to construct a 7-story, 2-wing building having a total of 102 units on 1.768 acres (TMK:5-3-05: 2 and 38). Of this total, 54 units will be lodging units (studio-type with no kitchen) and 48 will be two-bedroom units. All units will be sold as condominium units. It is anticipated that the two-bedroom units will be used primarily as a vacation home by their owners. One hundred six parking spaces will be provided. A sewer treatment plant, located within the R-6 zoned parcel will be constructed and will treat sewage from the project site. Recreational spaces, landscaping, and open space will be provided.

This EIS is also available for review at Kailua Library, Waialua Library, Wahiawa Library, and the Kahuku Community-School Library.

Deadline: April 7, 1981

SUPPLEMENTAL ENVIRONMENTAL IMPACT
STATEMENT, WAIMEA FALLS PARK (REVISED),
WAIMEA, OAHU, Waimea Falls Park, Inc./
Dept. of Land Utilization, City and
County of Honolulu

Revised Supplemental EIS

Previously reported on February 23,
1981.

Revised EIS also available for
inspection at the Kahuku Community-
School Library and the Waialua
Branch Library.

Status: Accepted by the Dept. of Land
Utilization on February 20,
1981.

PROPOSED EXEMPTION LIST

*The following items have been proposed
as additions to the exemption list
for the State Dept. of Transportation.
The Commission will consider these
items for approval on its March 19,
1981 meeting. Comments on the exemption
proposals are welcome.*

Exemption Class #1

1. Change item A.1 to read:
Buildings: repainting, reroofing,
and repairs to and maintenance of
furnishings, [framework], walls,
[roof sheathing, flooring, floor
coverage], windows, doors, elec-
trical, [plumbing], and communi-
cation systems, elevators, escala-
tors, conveyors, heating/ventila-
tion/air conditioning units, pe-
destrian bridges and underpasses.
Brachets denote added word(s).
2. Change item B.4 to read:
Repairs to rockwalls, curbing, s,
perimeter seawalls, groins, dikes,
breakwaters, boat launching ramps,
[loading docks], and storm drains.
3. Add as item A.6:
Modification required to existing
buildings and equipment to meet new
codes and regulations, i.e., OSHA,
building, fire, security, FAA,

accessibility for the handicapped,
etc.

Exemption Class #2

Insert in item 1 the work "bike paths
and bike lanes" after the work "existing
roadways".

Exemption Class #3

Insert in item 1 the work "or sprinkler"
after the word "utility".

Exemption Class #5

1. Add item 15 - Subsurface investigation
(boring).
2. Insert in item 1 the words "sounding,
wave, littoral transport" after the
word "Topographic".

Exemption Class #6

Add the following class actions:

1. Temporary parking on highway remnant
properties and under highway viaducts;
2. Temporary storage of construction
equipment and materials on highway
remnant properties, and certain areas
of the right-of-way and under the high-
way viaducts; and
3. Where the subject highway has already
been constructed:
 - a. Subdivision of lot(s) not previously
subdivided into highway parcel(s)
and highway remnant(s).
 - b. Subdivision of portion of highway
due to encroachment or determined
surplus.
 - c. Consolidation of residential-zoned
highway remnant parcels into one lot
(residential).

Exemption Class #7

Add in item 9:

Construction of bike lane or bike route
when no additional R/W acquisition is required.

NOTICE OF ENVIRONMENTAL QUALITY COMMISSION
MEETING

Date: Thursday, March 19, 1981
Time: 4:00 p.m.
Place: State Capitol, Room 409

Agenda

1. Call to order.
2. Approval of minutes for EQC Meeting #80-03.
3. Review of exemption list proposed by State Department of Transportation.
4. Department of Land and Natural Resources request regarding determination on Natural Area Reserves.
5. Request from Department of Housing and Urban Development to approve standardized form.
6. Other matters.
7. Adjournment.

NOTICE OF PUBLIC INFORMATIONAL MEETING
FOR THE NORTH OAHU FACILITY PLAN AND
EIS

A public meeting will be held on March 21, 1981, at 10:00 a.m. at the Kahuku Community-School Library, Humanities Room, 46-490 Kam Highway, Kahuku, Oahu to discuss the project. All relevant reports, documents, and regulations are available for public inspection at:

Division of Wastewater Management
Honolulu Municipal Building
650 South King Street, 14th Floor
Honolulu, Hawaii 96813

CONSERVING HAWAII'S COASTAL ECOSYSTEM

March 27, 1981
Ala Moana Americana Hotel
8:00 - 4:30
Plumeria & Gardenia Rooms

A one-day workshop on Hawaii's native coastal plants and their habitats will be held on March 27, 1981, Friday, at the Ala Moana Americana Hotel. The workshop is sponsored by the Leeward Community College, Lyon Arboretum, Lyon Arboretum Association, and the UH

Sea Grant College Marine Advisory Program. Full registration including lunch is \$15. Registration without lunch is \$7.50.

Conserving Hawaii's Coastal Ecosystems focuses on strand environments such as coastal dunes, wind-exposed cliffs, and rocky shorelines. The workshop will present information on the resources, values, and management concerns relating to strand environments. Researchers, environmental planners, consultants, resource managers, educators, and interested citizens are invited to participate in the discussions. After the morning and luncheon presentations, you are invited to share your knowledge and concerns in group discussions on: research, education, management, and cultivation/landscaping. Suggestions and recommendations resulting from the discussions will be presented to appropriate agencies and organizations.

For more information and registration forms, call the Lyon Arboretum Association at 988-7378. Deadline for pre-registration is March 13.

EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

DONALD BREMNER
Chairman

ENVIRONMENTAL QUALITY COMMISSION

550 HALEKAUWILA ST., ROOM 301, HONOLULU, HAWAII 96813 PH: (808) 548-6915

Volume VII

March 23, 1981

No. 06

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require environmental impact statements. Anyone can be consulted in the preparation of the EIS's by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

HILO BAYFRONT HIGHWAY, WAINAKU SUGAR MILL TO WEST OF WAILOA RIVER BRIDGE (PROJECT NO. 19L-02-79), HILO, HAWAII, Dept. of Transportation, Land Transportation Facilities Division

Hilo Bayfront Highway (FAP 19) is located near the waterfront of the City of Hilo on the northeast coast of the Island of Hawaii. Improvements are proposed for the 1.8 miles of highway from the western side of the Wailoa River to within about 1,000 ft. of the Hilo Coast Processing Cooperative's Wainaku Sugar Mill. The Wailoa River Bridge is outside the project area. Highway improvements will extend between a planned six-lane replacement to the Wailoa River Bridge and the existing four-lane divided highway near the Wainaku Mill. Four lanes are proposed between the Wainaku Mill and Ponahawai Street. Transition from four to six through-lanes will occur between Ponahawai Street and the Wailoa River Bridge. An EIS has already been prepared and accepted for replacement of the existing Wailoa River Bridge with a new 6-lane bridge. However, concerns have recently been raised as to whether the existing bridge is a historic structure and as to whether plans for the new bridge should be modified to provide clearance for boats. The design of the

transition section between the Bayfront Highway and Wailoa River Bridge will be affected by how these concerns are resolved. A new bridge will be built at the Wailuku River, mauka of the existing two-lane bridge. Improvements will be provided to existing crossings at Pohakunanaka, Pukihae, and Waipilopilo Streams. Improvements will also be made to the Halaulau Place overpass which services residences makai of the belt highway. Bike lanes will be included but their location has not yet been decided. Access will be provided to canoe racing facilities at Bayfront Park, makai of the existing highway, across from the Hilo Iron Works. Highway improvements will be entirely located on public lands between the Wailoa and Wailuku Rivers. Private property will need to be acquired to widen the highway right-of-way north of the Wailuku River.

Contact: Mr. Kenneth Au
Highways Division, Planning Branch
Dept. of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-3830

Deadline: April 22, 1981

LALAMILO AGRICULTURAL PARK, LALAMILO, SOUTH KOHALA, HAWAII, Dept. of Land and Natural Resources

The Hawaii State Department of Agriculture proposes to develop in two phases, approx. 450 acres of state-owned land in Lalamilo, South Kohala, Hawaii, into an agricultural park. The site, TMK:6-6-01:2, lies within a 9,150-acre parcel designated as an agricultural State Land Use District. The Hawaii County General Plan delineates the

area for "intensive" and "extensive" agriculture, and the County zoning is "unplanned" and "A-5a." This project proposes in Phase I a total of 22 lots on 340 acres that will add agricultural land to the adjacent Lalamilo Farmlots. Ten 5.4 acre lots are planned for possible greenhouse-type farming, while the other lots (ranging from 13.9 to 25.5 acres) are slated for truck crops farms. All lots will be leased according to HRS, Section 171-114, and will be available as diversified agricultural farmlots. Preliminary engineering design calls for the construction of approx. 2.4 miles of roadway in two phases, and the installation of waterlines for domestic and irrigation usage. Drainage facilities will consist of culverts in the proposed roadway right-of-ways ranging in size from 24-inch to 66-inches in diameter. Sewage disposal will be handled by individual cesspools, and solid waste will be disposed of at the County's Kamuela Refuse and Quarry site. Electrical, telephone, and cable T.V. lines presently run through Kamuela and will be utilized to serve the proposed Agricultural Park development. The proposed park can be considered a "second increment" to the existing Lalamilo Farmlots which were developed by the State in 1961. This proposed Agricultural Park project will also set aside 110 acres in Phase II for future hog raising and additional livestock farming.

Contact: Okahara, Shigeoka & Associates, Inc.
200 Kohola Street
Hilo, Hawaii 96720
Telephone: 961-5527 (Hilo)

Deadline: April 22, 1981

MAKAHA WELLS, MAKAHA, OAHU, Board of Water Supply, City and County of Honolulu (TMK:8-4-02:1)

Previously reported March 8, 1981.

Contact: Mr. Lawrence Whang
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96814

Telephone: 548-5221

Deadline: April 7, 1981

KAUPO WATER SYSTEM IMPROVEMENTS, KAUPO, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

WAILUA-HANA WATER SYSTEM IMPROVEMENTS, HANA, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

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 EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which

litigation measures may be instituted. Copies are available upon request to the Commission. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Commission would appreciate a copy of your comments.

OAHU

CONSOLIDATION OF PARCEL A, LOT A AND PORTION OF ROAD "F" FOR KAHALA HEIGHTS STATE PARK, KAPAHULU, WAIKIKI, OAHU, Dept. of Land and Natural Resources

The Department of Land and Natural Resources proposes the consolidation of Kahala Heights State Park, located at the mauka end of 16th Ave., between Koko Head Drive and Paula Drive. The proposed action involves consolidation of a previously acquired area (Lot A) with areas (Parcel A and portion of Road "F") recently acquired by the State from the Board of Water Supply, City and County of Honolulu.

INSTALLATION OF AN IN-GROUND GUNITE SWIMMING POOL AND CONSTRUCTION OF A POOL EQUIPMENT PAD, DIAMOND HEAD, HONOEUULU, OAHU, Dr. Richard E. Wendt/ Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to install an in-ground gunite swimming pool and construct a pool equipment pad within the 40-ft. Shoreline Setback Area. The site is located on the makai side of Diamond Head and extends from Diamond Head Road to the shoreline (TMK:3-1-36:2). The pool is rectangular in shape, measuring 14 ft. by 36 ft. with a bottom slope ranging from 3 to 6 feet deep. The pool will be filled with fresh water from the public water supply and will drain directly into public storm drains. The capacity of the pool is approx. 17,000 gallons. The pool equipment pad measures 30 inches square and will be constructed adjacent to the cabana on the existing Koko Head property line. The pool will be set back approx. 7 ft. from the existing seawall which has been certified as the shoreline.

HAWAII

CONSERVATION DISTRICT USE APPLICATION, HUALALAI REFLECTOR SITE IMPROVEMENTS USE, KAUPULEHU, NORTH KONA, HAWAII, Hawaiian Telephone Co./Dept. of Land and Natural Resources (TMK:7-2-02:10)

Telecommunication services between Kona and Hilo are currently provided by 600 channel analog microwave radio via the Saddle Route. However, circuit capacity will be exceeded by the second quarter of 1982 due to increased development and growth in the Kona area. To provide the additional circuits needed to meet projected growth requirements, a second "state of the art" digital route between Kona and Hilo is planned by March of 1982. The new route will utilize existing radion and cable facilities, but will require establishment of a new digital microwave system between Kona and Kamuela via the existing Hualalai Reflector Site, where critical line of sight is available. The proposed radio system will allow digital connection between Kona and Hilo by linking Kamuela to a high-capacity digital cable carrier system along the Hamakua Coast. The 1,344 channel capacity of the new digital radio system will therefore satisfy growth requirements and improve service reliability by providing route diversity between Kona and Hilo, preventing loss of service in event either system becomes inoperative. In addition, service efficiency will be improved by eliminating the need for analog-to-digital conversion equipment at Hilo, Kamuela, and Kona, scheduled for digital conversion in 1983, 1982, and 1984, respectively. To establish the new microwave system between Kona and Kamuela, the following improvements at the Hualalai Reflector site are proposed:

1. 16' x 22' masonry block building for equipment and generator.
2. 27' roof-mounted steel tower to support 6'-diameter antenna facing Kona and a 10'-diameter antenna facing Kamuela.

CONSTRUCTION OF SHOP/WAREHOUSE FACILITY, HILO HARBOR, HAWAII, Dept. of Transportation, Harbors Division (Job H.C. 5160)

The Harbors Division, Hawaii District Office, is located in Hilo Harbor. The existing shop and office building is a 4,100 sq. ft.

elevated wooden structure. The shop is presently used for storage of small items. Larger items such as cement, lumber and other building materials which must be kept indoors, cannot be stored in the shop because of limited space and the light capacity of the wooden floor. The construction of a new shop/warehouse will enable the Harbors Division to consolidate the storage of items in the harbor as well as provide a new shop for the operation of large power tools such as saws. The project consists of constructing a 2,400 sq. ft. shop/warehouse facility including utilities.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Iihue 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).

EIS AVAILABLE FOR COMMENT. Comments on the following EIS may be sent to: 1) the accepting authority; and 2) the proposing agency (indicated on the EIS routing slip). Please note the deadline date for submitting written comments on the EIS.

ENVIRONMENTAL IMPACT STATEMENT PANIAU, LALAMILO, SOUTH KOHALA, HAWAII, Kep Aluli, Inc./Planning Department, County of Hawaii

Previously reported March 8, 1981.

This EIS is also available for review at the Bond Memorial Library, Honokaa; Kailua-Kona Library; and the Thelma Parker Memorial Library in Kamuela.

Deadline: April 7, 1981.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments

and responses made during the review and response period.

EWA MARINA COMMUNITY PROJECT, HONOULIULI, EWA, OAHU (REVISED)

Correction to March 8, 1981 EQC Bulletin.

OEQC is not presently processing the EIS for Ewa Marina. They have not received a request to do so nor will they until the processing procedures for joint applicant/state generic EIS's are clarified by the Attorney General's office.

WAIKIKI WINDSOR, WAIKIKI, OAHU, (REVISED), Mountain View Ventures, et al./Dept. of Land Utilization, City & County of Honolulu

The 26,227 sq. ft. project site is located in the eastern end of Waikiki. The site is bounded by Liliuokalani Ave., Tusitala St., and Mountain View Drive. The project site is identified as TMK:2-6-24, parcels 65,66,67,68,80,81,82, and 83. The immediate neighborhood consists of a mixture of older low and mid-rise apartments, hotels, and new luxury high-rise residential developments. The developer proposes to construct a high-rise apartment tower consisting of 120 studio units above a 5-level parking garage. A total of 136 parking stalls will be provided. Above the parking structure there

will be a recreational deck with amenities such as swimming pool, running deck, jacuzzi, and sauna. At the ground level 50% of the area will be used for lawns, landscaping, and recreational activities. Within the apartment tower, 6 studio units are planned per floor. The studio units will range from 271 to 301 sq. ft. The studios will be furnished with various kitchen appliances, optional individual air-conditioning, and a fold-up queen-size bed; each unit will also have a smoke detector. The units will not have a lanai; the exterior of the building will consist of bronze glass (not to be confused with reflective glass). A private club garden restaurant on the ground floor is planned; a private club bar/lounge is also planned for the roof top of the apartment tower. Estimated sale price for the studio units range from \$69,900 to \$99,990+. The total construction cost for the project is \$7.5 million. No public funds will be used for the construction of the project.

This revised EIS is also available for inspection at the McCully-Moiliili Library and the Waikiki-Kapahulu Library.

Status: Accepted by the Department of Land Utilization on March 18, 1981.

ALA MOANA PARK DRAINAGE CANAL IMPROVEMENTS, (REVISED), HONOLULU, OAHU, Dept. of Public Works, City & County of Honolulu

Previously reported February 8, 1981.

This revised EIS is also available for inspection at the Makiki Branch Library.

Status: Accepted by Governor Ariyoshi on March 13, 1981.

HASEGAWA KOMUTEN CONDOMINIUM PROJECT, (REVISED), LILIUOKALANI TRUST PROPERTY, WAIKIKI, OAHU, Hasegawa Komuten (USA) Inc./Dept. of Land Utilization, City & County of Honolulu

Previously reported March 8, 1981.

This revised EIS is also available for review at the McCully-Moiliili Library and the Waikiki-Kapahulu Library.

Status: Accepted by the Department of Land Utilization on March 3, 1981.

NEPA DOCUMENT

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

RESTORATION AND REPAIRS TO FORT DERUSSY BEACH, WAIKIKI, OAHU, U.S. Army Corps of Engineers

Finding of No Significant Impact

The proposed Corps of Engineers sponsored project will consist of removal of all coral fragments in excess of 1 inch in diameter on the beach and 2 inches and greater underwater extending out approx. 30 feet from the MLLW elevation.

Removal will be performed utilizing one or more of the following methods: (1) Raking and removal by hand; (2) using a mechanical rake, either self-propelled or towed; and/or (3) using a mechanical sieve, either self-propelled or towed. An estimated 400 cubic yards of coral fragments will be removed over a period of approx. 3 weeks, and transported to an appropriate land disposal site. An estimated 500 cubic yards of sand similar in size, composition, and color will be placed on the beach to replenish that which has been lost due to erosion. Construction on the Fort DeRussy Beach will not exceed more than one-half of the beach area at any one time. The beach will be cordoned off into east and west sections with the contractor working from the beach towards the end of the beach on each half. A daily inspection with resulting acceptance or rejection will be made with any accepted section becoming available for public use on the following day. The contractor will use only the access road at the end of the portion of beach he is working on for any required vehicle or equipment access to the worksite.

LAVA FLOW CONTROL, ISLAND OF HAWAII, U.S. Army Corps of Engineers

Final Environmental Impact Statement

Mauna Loa, on the Island of Hawaii, has been among the world's most active volcanoes. Since 1843, there have been seven major eruptions in Mauna Loa's northeast rift zone. Lava from four of these eruptions advanced to within 7 miles of Hilo, and lava from one eruption advanced to within 1½ miles of Hilo Bay. Any lava flows originating along the northeast rift below the 11,500 ft. elevation would move down the broad valley toward Hilo, thereby creating a potential for extensive property damage to the city of Hilo. The study attempts to formulate a long-range protective plan for combatting lava flows on the Big Island.

This final EIS is available for review at the regional libraries and the Pahoa Library.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with the City and County of

Honolulu Department of Land Utilization
pursuant to Ordinance 4529, as amended,
relating to the Special Management Area
(SMA) of Oahu. Contact the DLU at 523-
4077 for additional information.

CONSTRUCTION OF TWO OFFICE/WAREHOUSE
BUILDINGS, WAIPAHAU, OAHU, Vulcan Hawaii/
Dept. of Land Utilization, City & County
of Honolulu

Negative Declaration

This assessment represents an "after-the-
fact" request for a Special Management
Area Use Permit. The applicant has
already begun construction of two office/
warehouse buildings without obtaining
the necessary permits. The project site
is located within the Waipahu Industrial
District mauka of West Loch, Pearl Harbor,
and lies within the Special Management
Area (TMK:9-4-49:65, Lot 15-B). The pro-
ject site contains 19,191 sq. ft. The
office/warehouse buildings cover a maxi-
mum floor area of 12,000 sq. ft. Mate-
rials used for construction of the two
single-story office/warehouse buildings
consist of concrete masonry, steel and
wood. 21 parking spaces and one loading
zone will be provided for approx. 42
employees. Vehicular entrance to the
site is from Leokane Street.

CONSTRUCTION OF 3-STORY, 18-UNIT APART-
MENT BUILDING FOR THE DEVELOPMENTALLY
DISABLED, KAILUA, KOOLAUPOKO, OAHU, Asso-
ciation for Retarded Citizens-Hawaii/
Dept. of Land Utilization, City & County
of Honolulu (TMK:4-3-57:65)

Negative Declaration

The applicant proposes to construct a
3-story, 18-unit apartment building in
the Special Management Area. The purpose
of the proposed project is to provide
housing for the developmentally disabled
as part of the state's deinstitutionali-
zation program. The project include
6-ground floor units specially designed
for the handicapped, parking spaces for
5 cars, and a wheelchair ramp. The parcel
is primarily zoned A-3 Apartment District
with a small strip abutting Kihapai St.
zoned R-6 Residential District. The build-
ing is designed as a 3-story concrete

structure with a pitch and gravel roof.
The building will be approx. 28 ft. high.
The applicant has included floodproofing
measures in the building design. The building
will be elevated 8.5 ft. above grade to meet
the flood hazard elevation. The project will
be developed by the Association for Retarded
Citizens - Hawaii and will be financed by the
Federal Department of Housing and Urban De-
velopment under Section 202, "Housing for
the Elderly and the Handicapped." Estimated
cost of construction is \$500,000.

PROPOSED PUNALUU SHORES PROJECT, PUNALUU,
KOOLAULOA DISTRICT, OAHU, Walter S.C. Zane,
W & C, Ltd/Dept. of Land Utilization, City
& County of Honolulu

Draft Environmental Impact Statement

Previously reported March 8, 1981.

This EIS is also available for review at
the Kailua Library, Waialua Library,
Wahiawa Library and the Kahuku Community-
School Library.

Deadline: April 7, 1981.

NOTICE OF PUBLIC INFORMATIONAL MEETING
FOR THE HILO BAYFRONT HIGHWAY, WAINAKU
SUGAR MILL TO WEST OF THE WAILOA RIVER,
PROJECT NO. 19L-02-79

A public meeting will be held by the
Department of Transportation, Highways
Division to discuss the above project.
Date: March 30, 1981
Time: 7:30 p.m.
Place: 75 Aupuni Street, State Building
Hilo, Hawaii

MUNICIPAL REFERENCE & RECORDS CENTER

Copies of Oahu EIS's are also available
for public inspection at the Municipal
Reference and Records Center, City and
County of Honolulu. The Center is located
at 558 South King Street and open from
7:45 a.m. to 4:30 p.m. For more infor-
mation call 523-4577.