



ENVIRONMENTAL QUALITY COMMISSION

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

Volume VIII

July 8, 1982

No. 13

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.

CONSERVATION DISTRICT USE APPLICATION FOR THE KITANO HYDROELECTRIC PROJECT, KEKAHA, KAUAI, Kekaha Sugar Co., Ltd./Dept. of Land and Natural Resources

The proposed Kitano hydroelectric project would harness energy from the natural descension of water along a two-mile segment of Kokee ditch. The project would consist of a 9,100-ft. long penstock (a pipeline for conveying water to a power plant), a power plant, a 3/4 mile access road to the power plant and a power transmission line. Additional forebay capacity above that presently provided by Puu Lua Reservoir is not needed. Therefore, the proposed Kitano hydroelectric project does not include the construction of a dam and reservoir. The proposed hydroelectric facility would be constructed and operated by Kekaha Sugar Company, Ltd., (a subsidiary of Amfac, Inc.). The plant would generate about 1500 kilowatts of electrical power. Some of the electrical power would be utilized by the Kekaha Sugar Company for internal use. The electric power not used by Kekaha Sugar Company would be sold to Kauai Electric Company. The project would divert the flow in a two-mile segment of the Kokee ditch. The Kokee ditch is operated and maintained by Kekaha Sugar Company and transports

irrigation water from the Puu Lua Reservoir to lower sugar cane fields. The proposed facility would occupy State-owned land. Most of the project would be on Waimea Canyon State Park and Puu Ka Pele Forest Reserve land administered by the State Department of Land and Natural Resources. Kekaha Sugar Company has a lease from the State Board of Land and Natural Resources for the use of 27,800 acres of land near Kekaha and Waimea. The lease also includes the rights to the water flowing in the Kokee ditch system.

Contact: Mr. Monte Scharbow
Kennedy/Jenks Engineers
1164 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
Telephone: 924-0594

Deadline: August 7, 1982.

EXPANSION OF THE KUILIMA RESORT COMMUNITY, KAHUKU, KOOLAULOA DISTRICT, OAHU, Kuilima Development Company/Dept. of Land Utilization, City and County of Honolulu

Kuilima Development Company (KDC) is proposing further development of the existing 880-acre Kuilima Resort Community (KRC) site on Oahu's North Shore. The expansion will have four basic components - resort hotel and commercial facilities, resort residential units, and recreational facilities. Additional units now planned for completion by the year 2000 include 1,700 hotel rooms, 100,000 sq. ft. of commercial space, 2,200 resort condominiums, 50 single-family resort residential lots, a second 18-hole golf course and 9 additional tennis courts. These will be constructed at a fairly constant rate over a 20-year period. Two public beach parks, with a

total of 41 acres, will be provided within the project boundaries, as well as three new public beach access rights-of-way and a 60- to 100-ft. wide licensed public use area along nearly all the currently undeveloped shoreline of the project. Also, due to its importance to endangered waterbirds, 80 acres of Punaho'olapa Marsh will be set aside for a waterbird habitat. This refuge will be managed by the U.S. Fish and Wildlife Service.

Contact: Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809
Telephone: 521-8391

Deadline: August 7, 1982.

KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Accounting and General Services

The proposed action involves the selection of a site, land acquisition, design, and construction of the proposed Kaunakakai State Office Building Complex. This complex is proposed to provide replacement and expansion accommodations for the State agencies who had to relocate due to the loss of the Kaunakakai State Office Building by fire in 1980. The agencies were relocated into temporary accommodations in Kaunakakai, Kalamaula, and in Hoolehua. 3 sites are being considered. They are:

1. The former State Office Building site - 2.234 acres, Parcel 12, TMK:5-3-05. The Molokai Library and Courthouse are situated on approx. one third of the property.
2. The open site mauka of Kaunakakai Elementary School - The site consists of 4.3 acres fronting Ailoa St., owned by Molokai Ranch Ltd.
3. Portion of the present ballpark - This ballpark area is subdivided on paper and the site consists of the 2.87-acre block encircled by Ainoa, Ailoa, Ehue, and Alohi Streets. The property is owned by Molokai Ranch Ltd. and is leased to the County for public park and recreational purposes.

In addition, any other sites which are adequately sized, preferable vacant, and located within visual proximity of

Malama St. will be considered.

Contact: Mr. Peter Kimura
Public Works Division
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810
Telephone: 548-3922

Deadline: August 7, 1982.

MAUNA KEA SCIENCE RESERVE MASTER PLAN, MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

The University of Hawaii is developing a Master Plan for the Mauna Kea Science Reserve and related facilities (MKMP). This physical plan will incorporate plans for future uses of the Mauna Kea Summit and related facilities as outlined in the UH Research Development Plan for the area which was approved by the Board of Regents in January 1982. Elements of the plan include: (a) a total of 13 telescopes on the summit by the year 2000; (b) paving of roads to and within the Mauna Kea Science Reserve; (c) construction of a Hawaiian Electric Light Company (HELCO) power line from the Saddle Road to the Summit; and (d) expansion of the mid-level facilities at Hale Pohaku. New telescope facilities specifically described in the plan are: (1) a 15-meter millimeter-wave telescope (UK/NL MT) proposed by the United Kingdom Science and Engineering Research Council (SERC) in cooperation with the Netherlands Organization for the Advancement of Pure Science (ZWO); and (2) a 10-meter optical/infrared telescope proposed by the University of California. In addition to the existing and proposed facilities, the plan envisions one to two additional millimeter-wave telescopes and two to three optical/infrared telescopes to be approved and constructed within the Science Reserve within the timeframe encompassed by the plan. The Science Reserve is identified as TMK: 4-4-15:9 (Por.). Biological cultural, geological and engineering studies are being conducted as part of the planning process.

Contact: University of Hawaii
Vice President for Administration
2444 Dole Street
Honolulu, Hawaii 96822
Attention: Louis Lopez

project is located within the existing boundaries of Honolulu International Airport and will not alter the land use or airport usage.

with a copy to: Group 70
924 Bethel Street
Honolulu, Hawaii 96813
Attention: Marilyn Metz

MAUI

MAINTENANCE OF KALIALINUI STREAM, KAHULUI AIRPORT, KAHALUI, MAUI,
Dept. of Transportation, Airports Division

Deadline: August 7, 1982.

KAUMUALII HIGHWAY, HULEIA BRIDGE REPLACEMENT, PROJECT NO. DP-050-1(1), LIHUE DISTRICT, KAUAI, Dept. of Transportation, Highways Division

The proposed project involves the clearing of silt, sand and debris from the mouth of Kalialinui Stream. The work is necessary to insure the unobstructed flow of water in the stream to the ocean. Material in the mouth will be moved by bulldozer to either side of the stream to zero elevation. This work may be performed approx. four times a year when usual conditions require appropriate attention and action. The volume of material to be moved will be approx. 400 cubic ft. Under natural conditions, silt, sand, and debris accumulate at the stream mouth blocking its flow into the ocean. During heavy rainfall, this blockage creates a backup of water that restricts the stream flow and causes flooding conditions of the adjacent developed areas at Kahului Airport. If the blockage is not removed, the flooding of the airport facilities will continue to occur during heavy rainfall conditions.

Previously reported June 23, 1982.

Contact: Department of Transportation
Planning Branch
600 Kapiolani Boulevard, Room 301
Honolulu, Hawaii 96813

Deadline: July 23, 1982.

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.

HAWAII

INSTALLATION OF UNDERGROUND AVGAS FUEL SYSTEM, GENERAL LYMAN FIELD, HILO, HAWAII,
Merchant Air Inc./Dept. of Transportation, Airports Division

Merchant Air Inc. is proposing the installation of an underground AVGAS fuel system. The proposed project site is identified as 002101 and lies within the existing civil airport boundary. The purpose of the proposed fuel tank system is for fuel supply for Merchant Air Inc. aircraft and any general aviation aircraft requiring fuel. The proposed fuel tanks (3) would be buried at a minimum of three ft. below the surface. Each tank is 3000 gallons capacity, 6 ft. in diameter, and approx. 12 ft. long. Tanks would be placed side by side requiring a total width of 22 ft., (allowing for cushioning between)

OAHU

ACCESS ROADS, AOOLELE STREET UTILITY IMPROVEMENTS, HONOLULU INTERNATIONAL AIRPORT, PROJECT NO. 0-1369, Dept. of Transportation, Airports Division

The project proposes to replace overhead utility lines with underground electrical and communication duct lines. This work will be done along Aoolele St. from Aoolewa Place to the Airport Baseyard. The

and a length of 16 ft., to allow for plumbing and pump. After tanks are installed the area would be filled and seeded with grass. Standard construction procedures will be utilized and will be in accordance with applicable governmental codes and regulations. The tanks are new and of the approved type for underground fuel storage. The site is located on the old terminal side of General Lyman Field at the northwest corner of the paved ramp area. It is currently being used as a parking area for a fuel truck owned and operated by the applicant.

REHABILITATION OF PUU PULEHU RESERVIOR, CONSTRUCTION OF INTAKE FACILITIES AND PIPELINE, WAIMEA IRRIGATION SYSTEM, SOUTH KOHALA, HAWAII, Dept. of Land and Natural Resources, Division of Water and Land Development

The proposed project is located in the saddle area between Kohala Mountain and Mauna Kea. Puu Pulehu reservoir is located approx. 4.75 miles east of the heart of Waimea town, and 1.7 miles southeast of the Waimea 60 million gallon reservoir. When completed, the facilities proposed in this project will make possible the use of Puu Pulehu (aka Puukapu) Reservoir as part of the Waimea Irrigation System. The system provides irrigation water for the farmlands of Puukapu - including Hawaiian Home Lands - and Lalamilo, in and around the town of Waimea. The proposed improvements include the rehabilitation of the existing dam, construction of an emergency spillway to direct water around (as opposed to over) the dam, intake and pumping elements to lift water from the reservoir, more than 7000 ft. of pipeline to convey the water to the irrigation system, various hydraulic and electrical controls to improve operation of the system, and an access road to facilitate maintenance and monitoring. The increase in system storage capacity will improve the chances for successfully weathering a drought period, and may decrease the probability of crop failures due to lack of moisture.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for inspection 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 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'S SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

KAWAIILOA SUBDIVISION (REVISED), KAWAIILOA, WAIALUA, OAHU, Oceanic Properties, Inc./ Dept. of Land Utilization, City and County of Honolulu

Oceanic Properties, Inc., a wholly-owned subsidiary of Castle and Cooke, Inc., is proposing the development of a 19-lot subdivision in the Waialua District of Oahu. The project has tentatively been named the Kawaiiloa Subdivision. The proposed subdivision involves the creation of 19 residential parcels ranging in size from 5,500 to 10,990 sq. ft. The site is a 4.689-acre parcel (TMK:6-1-03:26) on the makai side of Kamehameha Hwy., approx 2,000 ft. southwest of the entrance to Waimea Bay Beach Park.

This EIS is also available for inspection at the Waialua Library and Kahuku Community-School Library.

Status: Currently being processed by the the Department of Land Utilization, City and County of Honolulu

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.

AUTOMOTIVE SELF-HELP GARAGE, FORT SHAFTER,
HAWAII, U.S. Army Support Command, Hawaii
(USASCH)

Finding of No Significant Impact

The proposed project will provide for the construction of a new self-help automotive repair facility, southwest of the Fort Shafter Car Care Center in the area known as "Shafter Flats," and will include an 18-stall repair shop (9,000 SF), an asphalt parking area (500 SY), and a chain-link security fence (1,000 LF). The existing self-help automotive repair facility is located within three Fort Shafter temporary buildings and is inadequate to meet current usage demands.

25TH INFANTRY DIVISION FIELD TRAINING
EXERCISE (FTX), POHAKULOA, HAWAII,
U.S. Army Support Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposed division-level FTX is scheduled to be held during the month of August thru October 1982 on the Island of Hawaii. Deployment will begin on or around 21 August, with the major combined training event scheduled for 9 - 13 September 1982. Approx. 5,500 soldiers, 900 vehicles, and 700 trailers of the 25th Infantry Division are expected to participate in this exercise at Pohakuloa Training Area (PTA) and, subject to negotiations with landowners, on approx. 24,300 acres of non-military controlled lands adjacent to and surrounding PTA (State and privately-owned; TMK Nos. 2-6-18:01, 3-8-01:07, and 6-8-01:01). During the exercise, training precautions and special mitigative measures will be observed to preclude or minimize adverse impacts to sensitive native species of flora and fauna, and known archaeological and historic sites. The objective of this exercise is to enable individual battalions to train collectively, as respective brigades, in a division-level FTX. The FTX will allow sub-units of the Division to learn to work together as one united force. Downgrading the FTX to brigade or battalion-level exercise would not meet the need for the proposed action.

TACTICAL EQUIPMENT MAINTENANCE SHOP FOR
THE 725TH MAINTENANCE BATTALION,
SCHOFIELD BARRACKS, OAHU, U.S. Army Support
Command, Hawaii (USASCH)

Finding of No Significant Impact

The proposed project will provide for the construction of one maintenance shop (198,863 SF) for use by the 725th Maintenance Battalion. The facility will be located in the extreme western portion of the cantonment area and will include a unit deployment storage building (3,500 SF); petroleum, oil, lubricants storage building (1,080 SF); grease, inspection, and wash-rack areas; a service area with four fuel dispensers and underground fuel storage tanks; grit and oil separators; parking areas; and security fence and guardhouses. Maintenance activities of the 725th Maintenance Battalion are currently being accomplished in twelve temporary buildings scattered within Schofield Barracks. These facilities are substandard and deficient in paved parking areas, environmentally acceptable washracks, fuel dispensing facilities, perimeter security fencing, and lighting.

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 A ONE-STORY COMMERCIAL
OFFICE BUILDING, KAILUA, OAHU, Ed Tam Sing/
Dept. of Land Utilization, City and County
of Honolulu

Negative Declaration

The applicant proposes to construct a one-story commercial office building on a 6,250 sq. ft. lot which contains an existing one-story commercial office building. This existing building was constructed in 1954, contains 1,352 sq. ft., and is located along the Kainehe St. frontage. The proposed building would be constructed at the rear

of the subject site. The entire parcel lies within the SMA. The proposed structure would have a reinforced concrete slab foundation, CMU walls, with redwood siding on the walls facing the street, and a flat wood-frame roof, with B/U roofing. Total building height would be 14 ft. The site is located at 28 Kainehe St., TMK:4-3-57:46.

NOTICE OF MEETING OF THE ENVIRONMENTAL QUALITY COMMISSION

Date: Monday, July 12, 1982
Time: 4:00 p.m.
Place: State Capitol, Room 409

Agenda

1. Call to Order.
2. Approval of Minutes for EQC Meeting #82-01.
3. Review of the Dept. of Transportation Proposed Amendment to Exemption List.
4. Declaratory Ruling: Response to "No Comment" Comment.
5. Policy on Negative Declarations.
6. Other Matters.
7. Adjournment.



EQ BULLETIN

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ENVIRONMENTAL QUALITY COMMISSION
550 HALEKAUWILA ST., ROOM 301, HONOLULU, HAWAII 96813

EQ BULLETIN



George R. Ariyoshi
Governor

Roy R. Takemoto
Chairman

ENVIRONMENTAL QUALITY COMMISSION

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EIS PREPARATION NOTICES

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KALAHEO SANITARY LANDFILL, KAILUA, OAHU,
Dept. of Public Works, City and County
of Honolulu

Contact: Mr. Melvin Lee
Division of Refuse
Dept. of Public Works
City and County of Honolulu
650 S. King Street, 14th Floor
Honolulu, HI 96813
Telephone: 523-4774

Deadline: August 23, 1982.

PRINCEVILLE PHASE II, PRINCEVILLE, HANAIEI
DISTRICT, KAUAI, Princeville Development
Corp./County of Kauai Planning Dept.

Note: This preparation notice supersedes
the original notice published on
December 23, 1979.

Princeville Development Corporation (PDC) is the master developer of the Princeville resort. PDC is seeking a boundary amendment to the Kauai County General Plan, North Shore Development Plan, and the Kauai County Comprehensive Zoning Code to allow it to expand the resort development. The Princeville lands, comprising approx. 10,200 acres, are located in the Hanalei District on Kauai's north coast. Some of these lands are owned by PDC, and the rest have been sold to other developers or owners. Princeville Center, the existing commercial area, is 27 miles from Lihue and 8 miles from Haena, which is the entrance to the Na Pali Coast. PDC's plans for Princeville call for resort development makai of Kuhio Hwy. in two phases. The approx. 1,170 acres of land contained in the Phase II area of Princeville consist of relatively flat pasture lands intersected by steep gullies and are presently used for cattle grazing. PDC's general development program for Phase II calls for the improvement and subdivision of land for resort units

The City is proposing the immediate development of a sanitary landfill at Kalaheo (TMK:4-2-15:por. 1 & 6). Future plans for landfills to be implemented are in the following order: Auloa, Olomana and Bellows Field as a replacement for the Windward Sanitary Landfill. The proposed Kalaheo site is located west of Interstate Route H-3 and Kawainui Swamp, north of the new HC & D Kapaa Quarry, and south of the Mokapu Saddle Road in Kailua. The site is approx. 2,000 ft. northwest of the existing Kapaa Sanitary Landfill, across Interstate Route H-3. The project site is owned by Michael C. Baldwin Trust, John C. Baldwin Trust, James C. Castle, Jr. Trust and James C. McIntosh Trust with a small portion of the site leased by HC & D, Ltd. The site is unused and thick with vegetation. The State Land Use Designation for the site is Urban and Conservation (Subzones General and Limited). The City and County of Honolulu's General Plan designates the site as Agriculture and the zoning is P-1 (Preservation) and R-6 (Residential).

and single-family units. Also included are plans for the construction of parks and improved sites for public facilities such as a library or a medical clinic.

Contact: Nancy Jo Crammer
Belt, Collins and Associates
606 Coral Street
Honolulu, HI 96813
Telephone: 521-5361

Deadline: August 23, 1982.

CONSERVATION DISTRICT USE APPLICATION FOR THE KITANO HYDROELECTRIC PROJECT, KEKAHA, KAUAI, Kekaha Sugar Co., Ltd./Dept. of Land and Natural Resources

Previously reported July 8, 1982.

Contact: Mr. Monte Scharbow
Kennedy/Jenks Engineers
1164 Bishop St., Suite 1400
Honolulu, HI 96813
Telephone: 924-0594

Deadline: August 7, 1982.

EXPANSION OF THE KUILIMA RESORT COMMUNITY, KAHUKU, KOOLAULOA DISTRICT, OAHU, Kuilima Development Co./Dept. of Land Utilization, City and County of Honolulu

Previously reported July 8, 1982.

Contact: Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96809
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Deadline: August 7, 1982.

KAUNAKAKAI STATE OFFICE BUILDING COMPLEX, KAUNAKAKAI, MOLOKAI, Dept. of Accounting and General Services

Previously reported July 8, 1982.

Contact: Mr. Peter Kimura
Public Works Division
Dept. of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810
Telephone: 548-3922

Deadline: August 7, 1982.

MAUNA KEA SCIENCE RESERVE MASTER PLAN, MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

Previously reported July 8, 1982.

Contact: University of Hawaii
Vice-President for Administration
2444 Dole Street
Honolulu, HI 96822
Attention: Louis Lopez

With a Copy to: Group 70
924 Bethel Street
Honolulu, HI 96813
Attention: Marilyn Metz

Deadline: August 7, 1982.

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OAHU

AFTER-THE-FACT SHORELINE SETBACK VARIANCE FOR A SEAWALL AND BOAT RAMP WITHIN THE SHORELINE SETBACK AREA, KANEOHE, OAHU, Henry and Bernadine Yim/Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to obtain an after-the-fact Shoreline Setback Variance to retain a portion of an existing seawall and boat ramp within the 40-ft. Shoreline Setback Area. The majority of the seawall and boat ramp are in the State Conservation Area; however, the portion within the 40-ft. Shoreline Setback Area is approx. 8 ft. long, 2 ft. high, and 2 ft. wide. The foundation of the wall is approx. 1 ft. above Mean Sea Level and is made of grouted lava rocks

and blue rocks. The portion of the boat ramp within the setback area is approx. 10 ft. wide by 18 ft. long. The ramp is nearly level with a 10-15 degree slope and has a thickness ranging from 12 inches on the mauka end to 3 inches on the makai end. The seawall was built in 1977 when the single-family residence was constructed. The total length of the wall is approx. 50 ft. long. The boat ramp was also built in 1977 and is approx. 30 ft. by 10-12 ft. The property, located at 46-185 Nahiku St., is identified by TMK:4-6-22:31.

CONSERVATION DISTRICT USE APPLICATION FOR DRAINAGE INTERCEPTOR DITCH AT PROPOSED SUBDIVISION, PALOLO, HONOLULU, OAHU, Palolo Estates Partnership/Dept. of Land and Natural Resources

The proposed project is located within Palolo Valley, TMK:3-4-11:135. The project site is situated along the base of the western slopes of Palolo Valley and is accessible via Gardenia Street. The project site is presently undeveloped; however, a subdivision application is currently being prepared for the site. A new 4-ft. wide concrete interceptor ditch will be constructed within a 10-ft. wide easement along the northwestern boundary within the State Conservation District of the site. The ditch will intercept the surface runoff entering the property from the Waahila Ridge forest reserve area and will divert it into the municipal system at Palolo Avenue and Kauhana Street. The ditch will vary in depth depending on topography and field conditions. The ditch will pass through and service 11 house-lots within the subdivision. A new 6-ft. high chainlink fence will be installed along the uphill side of the ditch. This dual purpose fence will act as a security fence to keep people and animals out of the ditch and as a safety fence to prevent property damage to the ditch and private property, or adjoining properties from any rocks or other material that might roll down from the ridge. The interceptor ditch will be maintained by the individual lot owners. Each lot owner will be responsible for that portion of the ditch falling within their property boundaries.

CONSERVATION DISTRICT USE APPLICATION FOR AN ELEVEN LOT SUBDIVISION OFF PALOLO AVENUE, PALOLO, HONOLULU, OAHU, Palolo Estates Partnership/Dept. of Land and Natural Resources

The proposed project is located within Palolo Valley, TMK:3-4-11:por. 135. The project site is situated along the base of the western slopes of Palolo Valley and is accessible via Gardenia Street. A portion of the site is designated by the State Dept. of Land and Natural Resources as Urban and the remainder is designated Conservation. The proposed project involves the subdivision of approx. 2.04 acres of land into eleven residential lots. Ten of these lots extends approx. 40 ft. into the Conservation District. The total area within the Conservation District is approx. 0.58 acre. The remainder of the project site is in the Urban District and has been zoned Residential (R-6) by the City and County of Honolulu. Dwelling units will be constructed on the urban designated lands. No improvements will be made within the Conservation District of each lot, except for a drainage cut-off ditch for which a separate CDUA has been prepared and filed.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION OF PROPERTY IDENTIFIED AS TMK: 6-9-01:05, WAIALUA, OAHU, Carlsmith, Carlsmith, Wichman & Case, Agents for Mokuleia Partners/Dept. of Land and Natural Resources

The applicant has made a request for the subdivision of Parcel 5, a roadway, into two lots for the purpose of conveying the first parcel of 2.232 acres to the State of Hawaii and the second parcel of 3.348 acres to the Federal Government. A deed of gift to the government named will be issued upon approval of the CDUA. Use of the parcel will not be affected by the proposed subdivision action.

CONSTRUCTION OF SIX-FOOT HIGH FENCE WITHIN THE FORTY-FOOT SHORELINE SETBACK AREA, KAHALA, OAHU, Lewis Geysler (Kobayashi & Ho, authorized agent)/Dept. of Land Utilization, City and County of Honolulu

The applicant is requesting a variance from Rule 13.3, Structure Not Permitted, of the Shoreline Setback Rules and Regulations.

A variance is necessary to allow a portion of a 6-ft. high fence, that will be enclosing the subject property, to encroach into the 0-ft. shoreline setback area. This portion of the fence is proposed to be constructed of wrought iron and will include rolling gates for access to the beach from the property. The property, located at 4767-D Kahala Avenue, is identified as TMK:3-5-6:9. The fence is part of a development proposal which involves the construction of a single-family dwelling, a swimming pool and a tennis court. Although the subject property lies entirely within the Special Management Area, the proposed development does not require an SMA Use Permit. The purpose of the proposed project is to provide privacy and security for the property owner.

RETAIL/COMMERCIAL SHOPPING MALL, KAILUA, OAHU, James W.Y. Wong/Dept. of Land Utilization, City and County of Honolulu

The applicant is requesting a zone change from A-3 Apartment District to B-2 Community Business District to develop a shopping mall with retail and commercial activities on two parcels of vacant land in Kailua.

The applicant is also required to obtain a Special Management Area Use Permit as the project site falls within the SMA. The 5.6 acres vacant parcel, identified as TMK:4-2-01:5, 56 is bounded by Hahani Street, Kailua Holiday Mart, Aoloa Street and Kaelepulu Stream. The proposed Hamakua Drive extension passes through the center of the parcel. Four buildings, no higher than 40 ft. will provide 111,626 sq. ft. of commercial and retail floor space. Parking will be provided throughout the remainder of the parcel. The conceptual plan submitted by the applicant summarizes the following commercial and retail activities:

- a. Single-story mall with a large retail store, garden shop, and 17 small specialty shops containing a total of 44,506 sq. ft.;
- b. Two-story financial and office building containing a total of 10,000 sq. ft.;
- c. Three-story office building and retail shops containing a total of 49,920 sq. ft.; and
- d. Single-story restaurant containing 7,200 sq. ft.

Approx. 314 parking spaces will be provided at street level.

UPGRADING AND MODIFICATION OF EXISTING DRAINAGE SYSTEM, KANEOHE, OAHU, Gray, Hong and Associates, Inc./Dept. of Land Utilization, City and County of Honolulu

The proposed drainage system improvements, to be located at 46-080 Lilipuna Road, RMK:4-6-01:34, are intended to mitigate impacts of water runoff from Puu-Alii Planned Development on adjacent property downslope of the development along Lilipuna Road, and on Kaneohe Bay water quality. The existing drainage easement consists of a partially blocked 18-inch culvert and an open unlined drainage channel. This existing channel has been filling in with sediment and rubbish, and has caused flooding on adjacent properties along Lilipuna Road during past heavy rainstorms. The proposal calls for construction of an open, reinforced concrete drainage channel, 40 ft. long, 6 ft. wide at the base, and 4 ft. high. This channel would be connected to a proposed 42-inch reinforced concrete pipe. The proposed pipe would be connected to drain inlets at Lilipuna Road, and drain lines from the Puu Alii Planned Development. At the outlet end of the drainage channel will be a sloping stone revetment, slanting down into Kaneohe Bay. This rip-rap revetment will serve to dissipate the energy of the runoff, and protect the base of the channel from scouring.

MAUI

COMFORT STATION AND FENCING IMPROVEMENTS AT LAHAINA BOAT HARBOR, JOB H.C. 4088, LAHAINA, MAUI, Dept. of Transportation, Harbors Division

The Lahaina Boat Harbor has an area of 80,000 sq. ft. and a capacity of approx. 93 small crafts. The existing comfort station, located adjacent to the Lahaina Small Boat Harbor, was constructed by the County of Maui in 1960. The proposed project consists of improving the existing comfort station by installing new toilet accessories (urinals, water closets, wash basins, etc.) and plumbing. This project will also include fencing to delineate harbor facilities from the County Park.

DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF OFFICE BUILDING, LAHAINA, MAUI, Mr. J.G. Vannoy, General Partner, VANCO Partners #1/County of Maui Planning Dept.

The applicant is proposing to demolish existing residential buildings and construct a one-story office building. The site is located within the Lahaina National Historic Landmark Boundary on the northerly makai corner of the intersection of Lahainaluna Road and Wainee Street, TMK:4-5-01:38. The project site is currently developed and contains a 2,372 sq. ft. single-family residence, a 147 sq. ft. storage shed that abuts the makai property boundary, and a 728 sq. ft. outhouse and garage at the rear of the residence abutting the north property boundary. The proposed office building will consist of approx. 5,000 sq. ft. of commercial space and will be of wood frame construction with a metal roof. Offstreet parking will be provided for 15 automobiles.

MOLOKAI

CONSTRUCTION OF A 310 FOOT SEAWALL AT WAVECREST CONDOMINIUM DEVELOPMENT, KEAWANUI, KAHANUI, MOLOKAI, Mr. Stephen Pitt for the Wavecrest Homeowner's Assn./County of Maui Planning Dept.

The applicant is proposing the construct a seawall revetment to be situated within the property's shoreline setback area. This revetment is intended to prevent further erosion of the property's shoreline frontage near an existing building. The subject property, as identified by TMK:5-6-04:55 is situated at Keawanui-Kahanui, and is the site of the existing Wavecrest Condominium development. This development was constructed in 1975 and consists of 126 apartment-condominium units within three 3-story buildings, an office-sundry store building, a pool cabana-recreational complex, two tennis courts, and 133 paved parking stalls. Total land acreage of the subject property is approx. 5.6 acres. The proposed revetment will measure 310 ft. in length and 20 ft. as cross section. The construction of the revetment will involve the placement of stones and armor rock over a plastic filter cloth.

HAWAII

TREE PLANTING PROJECT AT WAIAKEA, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

The proposed tree planting area is located adjacent to the lower Waiakea Forest Reserve boundary between the Ainaola and Kulalooa Roads within the Waiakea Homesteads. The parcel of land is identified by TMK:2-4-08-10 and contains 259.7 acres. The area is zoned Agriculture, but the zoning status is expected to be changed to Conservation lands subzoned to Resources when it is included in the Waiakea Forest Reserve. A public hearing was held at Hilo to include this parcel of land to the State's Forest Reserve Lands. The primary objective of this project is to provide good forest management practices for this parcel of land by growing hardwood trees for fiber, wood products and providing access for forest recreation. The value of the land will be increased when the trees are planted, and the economic base for the island will be expanded when the trees are harvested. The project area is an abandoned pasture land which has been overgrown by undesirable weed species. Within the 259 acres, there are 11 acres of silk-oak and 40 acres of eucalyptus containing 700,000 board feet. The eucalyptus trees are mature and are ready for harvesting. The lands adjacent to the project's north and south boundaries are private pasture lands.

TWO LOT SUBDIVISION, WAIAKEA, SOUTH HILO, HAWAII, Dept. of Land and Natural Resources

The Dept. of Land and Natural Resources proposes to subdivide portions of an abandoned railroad right-of-way, 40 ft. wide, situated between Lots 7 (TMK:2-2-23:17) and 18 (TMK:2-2-23:29), Block 82 of the Waiakea Houselots, Second Series. Consisting of approx. 3,440 sq. ft., the portion of abandoned railroad right-of-way will be subdivided into Lots D and E, with each lot having an area of 1,720 sq. ft. The subdivision is to facilitate the sale of the two lots to abutting and adjoining land owners for consolidation and utilization consistent with zoning applicable to the respective properties.

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 A RETAIL FOOD STORE AND SERVICE STATION, HALEIWA, OAHU,
Lee Martin (Milton Sher & Assoc., agent)/
Dept. of Land Utilization, City and
County of Honolulu

Negative Declaration

The applicant is proposing to construct a one-story retail food store, with paved parking area, adjacent to and west of the existing Haleiwa Theatre. The development proposal also includes tentative plans for an automobile service station. The project site is located at 66-457 Kamehameha Hwy., approx. 0.8 miles from Haleiwa Bay, TMK:6-6-17: 29 & 30. The proposed retail food store, doing business as 7-Eleven, will be one story in height and occupy 2,000+ sq. ft.

H-1 HOTEL DISTRICT ZONING CONFORMANCE AND EXPANSION PLAN, KAHALUU, KOOLAUPOKO, OAHU,
Ralph A. Schrader/Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The applicant has been operating an apartment/hotel complex at 47-029,033, 037, and 039 Lihikai Drive, TMK:4-7-10: 48-50, 56, 31 since 1964. Numerous violations on these properties have been cited since 1977; these violations primarily involve building and site additions, or paving activities. Some of these violations have been partially or completely cleared. The purpose of this negative declaration is to attempt to clarify past actions and future projects related to the project site. The objectives of the subsequent SMP application will be to correct the various existing permit violations, allow for proposed construction, and bring the use of the entire project site into conformance with the existing H-1 zoning for Hotel Use. In addition, to rectifying the aforementioned permit violations, the applicant proposes to undertake various construction projects, which will result in an increase in the density and intensity of use of land.

WAIMEA SITE DEVELOPMENT PLAN, PUPUKEA, KOOLAULOA, OAHU, Philo Owen (EDAW, Inc., agent)/Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The proposed project, identified as TMK:5-9-05:21, overlooks Waimea Bay in Haleiwa. The site consists of 10.1 acres, 0.75 acre of which is in the State Urban District and zoned R-6, while the balance lies within the State Conservation District and zoned P-1. The land in the State Urban District currently holds 3 dwelling units, one of which has a swimming pool. The land in the Conservation District is vacant. Construction activity is proposed in the State Urban designated area of the parcel only. The project will be a site development plan of six dwelling units in the 0.75 acre urban-designated portion of the parcel.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for inspection 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 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'S SUBMITTED FOR ACCEPTANCE.

The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

KAWAILOA SUBDIVISION (REVISED), KAWAILOA, WAIALUA, OAHU, Oceanic Properties, Inc./ Dept. of Land Utilization, City and County of Honolulu

Previously reported July 8, 1982.

This EIS is also available for inspection at the Waialua Library and Kahuku Community-School Library.

Status: Accepted by the Department
of Land Utilization on
July 19, 1982.

NOTICE

Effective immediately, the Environmental
Quality Commission will begin charging
individuals 25 cents per page for copies
of documents requested (negative
declarations, preparation notices, etc.).
