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OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

GEORGE R. ARIYOSHI
GOVERNOR

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DIRECTOR

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

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

SUPPLEMENTAL EIS FOR PROPOSED AMENDMENTS TO THE KAKA'AKO DEVELOPMENT PLAN, KAKA'AKO DISTRICT MAKAI, OAHU, HAWAII, Hawaii Community Development Authority

Amendments are being proposed to the "Final Supplemental EIS for the Kaka'ako Plan" which was accepted by the Governor on April 17, 1985. The proposed amendments involve increasing the floor area ratio (FAR) and height limits that currently apply to lands in the makai area from 2.5 FAR to 3.5 FAR and 150 ft. to 200 ft., respectively and is a result of a landowner-initiated request.

The proposed amendments pertain to four blocks of Bishop Estate lands and a portion of one parcel owned by the State of Hawaii, all of which are zoned Mixed-Use Zone Commercial (MUZ-C) under the Kakaako Makai Area Plan. These lands front Ala Moana Blvd. and total approx. 465,000 sq. ft. (10.7 acres). No changes are proposed outside of the MUZ-C zone. Change in floor area at maximum potential development for each type of land use in the makai area and the entire Kakaako District, respectively would result in an increase in total floor area of 6% for the makai area and only 1% for the entire district. Housing, which would continue to be permitted only in the MUZ-R and MUZ-C zones, would have a floor space allocation of approx. 40% in MUZ-R and approx. 30% in MUZ-C of the total floor area in these zones. While the proposed amendments would not change this floor space allocation, the residential floor area within the makai area would increase by about 186,000 sq. ft. This increase in residential floor area could result in an increase of about 210 housing units (from the current estimate of 1,550), which could accommodate an increase of about 530 residents (from the current estimate of 3,870) in the makai area. The table below shows the changes to the maximum development height, bulk and tower footprint allowed for Planned Development projects in the MUZ-C zone and, for comparative purposes, for the MUZ-R zone. Maximum building height, floor area ratio, and tower footprint are based on lot size.

MAXIMUM DEVELOPMENT HEIGHT, BULK, AND TOWER FOOTPRINT ALLOWED FOR PLANNED DEVELOPMENT PROJECTS IN MUZ-R AND MUZ-C

	Current MUZ-C			Amended MUZ-C			MUZ-R		
Lot Size (sq. ft.)	Building Height (feet)	FAR	Tower Footprint (sq. ft.)	Building Height (feet)	FAR	Tower Footprint (sq. ft.)	Building Height (feet)	FAR	Tower Footprint (sq. ft.)
10,000	65	1.8	5,000	65	1.8	5,000	65	1.8	5,000
20,000	75	2.0	8,000	100	2.0	8,000	75	2.0	8,000
40,000	100	2.2	14,000	150	2.5	14,000	100	2.2	14,000
60,000	125	2.35	15,000	175	3.0	15,000	125	2.35	15,000
80,000 or more	150	2.5	16,000	200	3.5	16,000	150	2.5	16,000

There are no changes to the tower footprint requirements in the MUZ-C zone, and to any of the development parameters for the MUZ-R zone.

Contact: Mark Hastert
Helber, Hastert, Van Horn & Kimura, Planners
2222 Kalakaua Ave., Suite 1507
Honolulu, Hawaii 96815

With a copy to:

Mr. Rex Johnson
Executive Director
Hawaii Community Development Authority
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813

Deadline: August 7, 1985.

DEVELOPMENT OF THE NEW MAUI INTERMEDIATE SCHOOL, KAHULUI, MAUI, Dept. of Accounting and General Services

Previously published June 23, 1985.

Contact: Mr. Ralph Yukumoto
DAGS Public Works Division
Planning Branch
1151 Punchbowl Street
Honolulu, Hawaii 96813

Deadline: July 23, 1985.

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 at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

OAHU

RESIDENTIAL SUBDIVISION IMPROVEMENTS FOR WAIMANALO RESIDENCE LOTS, UNIT 6, INCREMENT 1A, WAIMANALO, KOOLAUPOKO, OAHU, Dept. of Hawaiian Home Lands

The proposed project is to develop a portion of an area (TMK: 4-1-08:por. 1 & 78, First Division) designated as urban on the State Land Use Classification into a residential subdivision of 9 lots with minimum lot area of 6,500 sq. ft. The project site is located in Waimanalo, Oahu, adjacent to the Waimanalo Residence Lots, 4th Series. It contains approx. 2.2 acres of the Department's land and is contiguous with the urban (residential) developed portion. The project will fulfill one of the basic premises of the Hawaiian Homes Commission Act of 1920, as amended: to provide single family residential homestead lots to native Hawaiians. Generally, the improvements will include: a) Clearing, grubbing and grading of the lots for house construction; b) Installation of utilities; and c) Grassing of sloped areas to prevent erosion. All improvements shall be done in conformance with the City and County of Honolulu standards. Major items of work include excavation and embankment, and drainage, sewer, and water systems. Existing overhead electrical and telephone systems would be available to service the proposed development. Existing street lights on Ala Koa St. are adequate to serve the proposed development. Access to the subdivision will be off Kalanianaole Hwy. and Ala Koa St. Vacant existing Hawaiian Homes land and the existing Pacific Concrete and Rock Quarry lies mauka of the project site. The proposed subdivision will be designed to be compatible with the surrounding neighborhood and will not conflict or modify the character of the existing neighborhood. The estimated cost of this project is $60,000 and the construction which will require 70 calendar days for completion is tentatively scheduled for fiscal year 1985-86.

CONSERVATION DISTRICT USE APPLICATION FOR A COMMERCIAL TOUR OPERATION AT HARRIS ISLAND, KEEHI LAGOON, OAHU, South Seas Aquatics/Dept. of Land and Natural Resources

The applicant requests use of Harris Island (Kahakaaulana Island), Keehi Lagoon, Oahu, for a commercial tour operation including jet skiing, canoe paddling, wind surfing, aqua cycling, and picnicking. The applicant plans to utilize a vessel certified to accommodate 24 passengers and lead two daily excursions. These small groups will be closely managed by the applicant's staff. Improvements on Harris Island including a small boat deck, a simple sunroof, a half dozen benches and some limited landscaping. The proposed site is located on the north end of the island.

DEVELOPMENT OF KALAUAO SPRING WATER FOR LANDSCAPE IRRIGATION ALONG ROUTE H-1, CITY OF HONOLULU, OAHU, U.S. Dept. of Transportation Federal Highway Administration and State Dept. of Transportation

The State Department of Transportation (DOT) maintains extensive irrigated landscaping along the H-1 Freeway corridor and at the Honolulu International Airport (HIA). Due to increasing demands on its limited water resources, the Honolulu Board of Water Supply (BWS) has restricted the availability of potable water for landscaping purposes, and is proceeding with the development of an untreated (non-potable) water source at the Kalauao Springs near the Pearlridge Shopping Center. The objective of this project is to provide the transmission/distribution piping and a storage reservoir which are necessary to convert the DOT irrigation systems to use the untreated spring water. The project area begins at the Board of Water Supply pumping station (presently under construction) at Kalauao Springs, near the Pearlridge Shopping Center. A transmission main will convey the water along the Kamehameha Hwy., through the Aiea and Halawa Interchanges to the storage reservoir site which is located north of Halawa Park on undeveloped private property presently owned by the Queen Emma Foundation. Additional transmission lines will extend the system to the H-1 North Leg Segment, Pearl Harbor Interchange, Airport Interchange, Keehi Interchange, and to the Honolulu International Airport. The water transmission lines will be constructed within existing highway or city street rights-of-way, except for a short segment adjacent to the reservoir. Where it is possible, existing landscaping water lines will be used as transmission mains. The estimated quantities of non-potable irrigation water to be used are tabulated below. The maximum monthly demand occurs during the dry summer months, and is significantly higher than the average monthly demand.

ESTIMATED NON-POTABLE WATER USAGE

	Average Monthly Demand (x1000 gal)	Maximum Monthly Demand (x1000 gal)
Aiea Interchange	215.4	650
Halawa Interchange	7,259.2	19,547
H-1 North Leg	3,150.0	8,075
Pearl Harbor Interchange	4,625.8	10,720
Airport Interchange	2,850.0	4,275
Keehi Interchange	4,128.0	6,192
Honolulu International Airport	4,530.0	6,795
HIA South Ramp	1,026.0	1,539
Total Monthly Demand (x1000 gal)	27,784.4	57,793

Total Average Daily Demand = 926,100 gallons/day

The water demands of existing systems are based on monthly readings. The water demands for Airport Interchange, Keehi Interchange, Honolulu International Airport, and HIA South Ramp were estimated, since landscaping in these areas has not been completed. The following improvements will be required to adapt the DOT irrigation systems to the use of non-potable water:

1. a 0.5 million gallon water storage reservoir north of Halawa Park with an access road connecting it to Iwaiwa St.,

2. a new transmission line from Kalauao Springs to Pearl Harbor Interchange,

3. a new transmission line from Aloha Stadium to the reservoir,

4. a new transmission line along Aolele St. to connect to the Honolulu International Airport and the existing 6" water mains to Paiea St.,

5. a new transmission line along Aolele St. to connect to Lagoon Dr., and

6. a connection of the Airport Interchange system.

The existing landscape irrigation system as well as those planned for further development at Keehi Interchange and the HIA South Ramp area are all located on State of Hawaii Department of Transportation property. No change in land use will result from the introduction of non-potable water into these systems. The interconnecting water transmission mains for this project will be located within the highway right-of-way or at the Honolulu International Airport on State Department of Transportation property. No change in land use will result from construction of these transmission mains. The proposed storage reservoir, access road, and connecting transmission line will be located on undeveloped land identified as TMK: 9-9-72-2, owned by the Queen Emma Foundation. This property is currently zoned P-1, Preservation district by the State Land Use Commission. A water reservoir is one of the few permitted uses within a P-1 Preservation district. The adjacent property is zoned R-4 Residential.

PROPOSED KAHUKU VILLAGE CONVERSION PROJECT, KAHUKU, KOOLAUPOKO DISTRICT, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The proposed action involves substitution of a 7.3 acre parcel adjacent to Haole Camp and owned by the City for a 7.3 acre parcel identified as Parcel B (New Camp and Camp-Makai) for the Kahuku Village Conversion project. The Kahuku Village Conversion project negative declaration published in the January 23, 1985 OEQC Bulletin consisted of four parcels totaling approx. 72.5 acres. The proposed parcel to be substituted in the Kahuku Village Conversion project is adjacent to the Koolauloa Housing project and identified as TMK: 5-6-10:152. It is proposed that the developer, Kahuku Village Association (KVA), will subdivide the parcel into 49 lots and construct the infrastructure improvements using Community Development Block Grant (CDBG) funds. Construction of new houses on these lots will be done by KVA and funded from a source other than CDBG. At the time financing for the new homes is arranged, the lots will be conveyed to the individuals. The subject parcel was acquired as part of the 57.3 acre Koolauloa Housing project. The Environmental Review Record for the Koolauloa Housing project, prepared in 1977, states the following:

> A developer will be selected to clear and develop 50 acres ... into a 300 single family housing development. The remaining 7.3 acres will be set aside for proposed park site.

The subject parcel, which also has an area of 7.3 acres, was left vacant. The intent of the Kahuku Village project is to provide affordable units in fee simple ownership. This project was conceived, formulated and developed by the residents with the objective of creating the most affordable housing possible while still retaining the present character, vitality and integrity of the old plantation village. In following Federal policy, the City has sought to promote neighborhood revitalization by concentrating community development activities in targeted neighborhoods. Under the City's CDBG program, the Kahuku Village Conversion project is designated as a Concentrated Revitalization Area where comprehensive improvement programs are being initiated. The revitalization strategy

for the Kahuku Village CRA consists of construction of new government assisted housing; rehabilitation of existing housing; and public improvements to enhance residential uses. A Chapter 359G exemption from the Zoning Map will be requested of City Council. The Development Plan designates the site as Residential Use and the zoning map shows it as Agricultural Use. Thus, the exemption request of City Council. Public infrastructure facilities are old and in most instances, of substandard nature. To create an affordable project, the KVA seeks the following infrastructure exemptions:

a. Roads: 32 ft. right-of-way instead of City standard of 44 ft. right-of-way; 20 ft. pavement instead of 24 ft.; 4 ft. shoulder with grassed walkway area (both sides) instead of 8 ft. shoulder with concrete sidewalk on both sides.

b. Electrical and telephone: overhead instead of underground service.

c. Drainage: surface drainage with percolation ponds.

d. Landscaping: variance from landscaping requirements.

e. Lot size variance: variance from the minimum 5,000 sq. ft. lot size requirement for an R-6 residential zone--proposed lot areas range from 3,600 sq. ft. to 14,000 sq. ft.

One of the primary objectives of the City's housing program is to respond to the housing need of the low-and moderate-income families and individuals. The proposed subdivision will stimulate the redevelopment of the existing Kahuku Village and will make available adequate housing facilities at moderate prices.

MAUI

LUANA GARDENS PHASES II AND III IRRIGATION WELLS PROJECT, KAHULUI, MAUI, County of Maui Dept. of Human Concerns

The proposed action consists of the drilling of two irrigation wells, installation of electrical pumps, irrigation lines and control equipment. Electrical power lines to the pumps and controls will also be installed. Well number 1 will be located on parcel 112 of TMK: 3-8-07 for Luana Gardens II, housing project. Well number 2 will be located on parcel 111 of TMK: 3-8-07 for the Luana Gardens III housing project. The well facilities will be connected to the existing irrigation systems at each of the Luana Gardens housing sites and will be sized to meet the existing irrigation water requirements for those sites. Sufficient basal water is available and can be used for irrigation of the landscape plantings. The existing basal water source underlines the project area and is found at a depth of approx. 82 ft. at well number 1 and 94 ft. at well number 2. The water salinity is expected to range well below the maximum of 600 ppm considered suitable for irrigation purposes. Analysis of well waters taken from the nearby Maui High and Kahului school wells on May 22, 1985 showed results for chloride content of 115 and 139 ppm respectively. Use of well water for irrigation, minimizes the use of valuable and expensive potable water. Submersible pumps will be installed underground within the well casings. Electrical control panels will be mounted on existing building walls next to existing irrigation control boxes and other electrical panel boxes. Electrical power is available on the project sites and will be connected to the proposed pumps using underground installations for required electrical lines. The irrigation wells will allow the Luana Gardens project to discontinue their use of potable water from the County's water system for site irrigation purposes. The project will be funded using income from the Luana Gardens Housing Projects which are County owned but managed by a non-profit organization.

HAIKU WATERLINES AT VARIOUS LOCATIONS, HAIKU, MAUI, County of Maui Dept. of Water Supply

The proposed project consists of pipeline replacement in various locations including Noholani St., Lihau Pl., Kili Pl., and portions of Haiku Rd., Makawao, Maui. The project involves the following actions which will permit the abandonment of the existing deteriorated and substandard waterlines.

1. Noholani St. (Private Roadway--20' Right-of-Way) Pipeline Replacement: Installing approx. 335 lineal ft. of 8" waterline along with its valves, fittings and appurtenances and the reconnection of existing service laterals from Haiku Rd. to a 90 degree bend on Noholani St.

2. Haiku Rd./Lihau Pl. (County of Maui 40' Right-of-Way) Pipeline Replacement: Installing approx. 815 lineal ft. of 6" waterline along with its valves, fittings and appurtenances, 1 fire hydrant assembly and the reconnection of existing service laterals from Mopua St. along Haiku Rd. and Lihau Pl.

3. Kuiaha Camp (Haiku Rd., County of Maui 40 Right-of-Way) Pipeline Replacement: Installing approx. 1,110 lineal ft. of 8" waterline along with its valves, fittings and appurtenances, 3 fire hydrant assemblies and the reconnection of existing service laterals from West Kuiaha Rd. along Haiku Rd.

4. Kili Pl. (County of Maui 40' Right-of-Way) Pipeline Replacement: Installing approx. 535 lineal ft. of 8" waterline along with its valves, fittings and appurtenances, 1 fire hydrant assembly and the reconnection of existing service laterals from Haiku Rd. to the end of Kili Pl.

Water from this Makawao District Distribution System is supplied by the Kamole Water Treatment Plant, located in Haliimaile, Makawao, Maui. The project is expected to improve the water distribution system, water quality, and fire protection.

WAILUKU HEIGHTS TANK AND WATERLINE REPLACEMENT, WAILUKU, MAUI, County of Maui Dept. of Water Supply

The proposed project involves the construction of a 103,000 gallon glass-coated steel reservoir; an access roadway approx. 1,000 ft. in length from Ekoa Rd. to the existing reservoir site; and 8-in. waterline approx. 1,200 ft. in length connecting the 103,000 gallon reservoir to the existing 2-1/2-in. waterline along Ekoa Rd. All necessary appurtenances, fittings, gate valves, sliding valve boxes, control and monitoring devices, and security measures are part of this project. The two existing 42,500 gallon reservoirs will be removed from the existing reservoir site. The new 103,000 gallon reservoir will be constructed within the limits of the existing reservoir site while maintaining one of the existing 42,500 gallon reservoirs in service at all times during the construction of the project. Alignment of the new 8-in. waterline and access roadway through the Wailuku Sugar Co. parcel (TMK: 3-5-01:1) will follow approx. along the existing dirt road used to service the two 42,500 gallon reservoirs. An existing 15 ft. wide waterline easement (along TMK: 3-5-05:46) and the existing roadway easement (TMK: 3-5-06:27) will be utilized to align the new 8-in. waterline to the connection to the existing 2-1/2-in. waterline along Ekoa Rd. The existing service lateral at the westerly end of said roadway easement and the existing service lateral and fire hydrant assembly at the easterly end of said waterline easement will be reconnected to the new 8-in. waterline. Water for this portion of the Wailuku District Distribution system is supplied by the Iao Tunnel Intake and Kepaniwai Well, located in Wailuku, Maui. The proposed project will improve the water distribution system and fire protection for the community.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT EIS FOR SEWER TUNNEL RELIEF, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

Progressive structural degradation, declining capacity, and difficulty in maintenance of the existing Manoa-Kaimuki Interceptor Sewer pose a potential threat to public health and safety. To alleviate this problem and adequately serve the existing and projected needs of the public, a new Sewer Tunnel Relief is proposed. The proposed project shall include construction of the new relief sewer which is divided into four increments. The project corridor extends from the intersection of South Beretania St. and Ward Ave. (beginning of Increment 1-B) to the intersection of Keanu St. and Palolo Ave. (end of Increment 4) in Kaimuki. Increment 1-B of the Sewer Tunnel Relief consists of a 60-in. reinforced concrete pipe (RCP) sewer main starting on S. Beretania St. at Ward Ave. and ending on Makiki St., just mauka of Lunalilo St. The approx. length of Increment 1-B is 4,620 ft. Increment 1-B also includes Sewerline "A," which connects to the 60-in. RCP at Pensacola St. and Kinau St., continues mauka on Pensacola St., along Lunalilo St. to Victoria St. Sewerline "A" consists of 1,620 ft. of 15-in. and 18-in. vitrified clay pipes. Increment 2 consists of a 60-in. RCP sewer main, constructed in two parts. The first part is a tunnel section, within which a 60-in. PCP will be installed. This section begins at Makiki St. just mauka of Lunalilo St., crosses under Lunalilo Fr., and continues along Wilder Ave. to Artesian St. This section averages 50 ft. in depth and is approx. 3,660 ft. long. The second portion of Increment 2 is a shallow section of approx. 1,040 lineal ft. which will involve installation of a 60-in. RCP along Wilder Ave. between Artesian St. and Metcalf St. Increment 2 includes the construction of Sewerline "B" on Wilder Ave., from Makiki St. to Piikoi St. This segment, approx. 1,800 ft. long, will consist of 24-in. and 21-in. vitrified clay pipes. Increment 3 of the project consists of a 4-ft. x 6.25-ft. tunnel, or alternatively, a 60-in. RCP placed within the tunnel. This tunnel section starts at Metcalf St., near Clement Lane, continues along Dole St. to the vicinity of the University of Hawaii's Law School, where the 36-in. Manoa Trunk Sewer connection is made. This section of the sewer tunnel is approx. 3,820 ft. in length. Increment 3 may also include construction of an adit at the University of Hawaii quarry. The feasibility of driving the adit through the quarry "wall" will need to be evaluated prior to construction. Portions of the tunnel within this increment run parallel to the existing sewer tunnel. The lateral separation between the two tunnels within Increment 3 may be as little as 12 ft. Increment 4 represents a continuation of Increment 3. This 4-ft. x 6.25 ft. concrete, horseshoe shaped section will connect to the existing sewer tunnel on Keanu St., near Palolo Ave. Two alternative alignments have been considered for Increment 4, through the Saint Louis High School/Chaminade University campuses. The preferred alignment is designated the "Mauka Route," which would begin near the

intersection of Dole St. and Kanewai St. The tunnel would straddle residential lots to St. Louis Dr., near Kaminaka St., continue across the Saint Louis High School/Chaminade University campuses, under an existing park and interior road (makai of the campus chapel) to the athletic field, reconnecting to the existing tunnel at Keanu St., near Palolo Ave. This alignment would require modifications to the lower Saint Louis campus sewer system. Modification costs of the Saint Louis system would be borne by the City and County. In addition to the four major project increments described above, a relatively smaller improvement is proposed along Keanu St. The Keanu St. sewer improvements would include a proposed 12-in. sewer between 13th Ave. and Elizabeth St. which would divert flows from the existing 13th Ave. drop manhole to a new manhole at Elizabeth St. A section of the concrete lining at the 13th Ave. drop manhole is corroded due to the turbulent flow at the drop connection. The new drop manhole at Elizabeth St. would be a vortex-type structure, which is designed to minimize turbulent flow conditions and would also reduce the distance between manholes from the current 1,526 ft. to approx. 970 ft. The majority of the proposed relief sewer corridor is along City and County of Honolulu streets. Exceptions include those portions of the sewer which cross Lunalilo Freeway and fall within the right-of-way under authority of the State of Hawaii Department of Transportation. Portions of the proposed relief sewer also pass within the borders of the University of Hawaii, Kanewai Park and various single family lots along Dole St. The mauka route alignment would straddle single family lots on St. Louis Dr. and a private park, interior road and athletic field on the St. Louis High School/Chaminade campuses. The project will be funded by Federal, State and County funds. The total estimated cost is $40.2 million and the projected construction time periods include 630 calendar days for Increment 1-B, 450, 500 and 750 calendar days for Increments 2, 3, and 4 respectively. A late 1985 or early 1986 starting date is targeted.

This draft EIS is also available for review at the Aina Haina, Manoa, and McCully-Moiliili Libraries.

Deadline: August 8, 1985.

DRAFT EIS FOR THE MOANALUA ROAD FROM PALI MOMI STREET TO AIEA INTERCHANGE, AIEA, OAHU, U.S. Dept. of Transportation Federal Highway Administration and City and County of Honolulu Dept. of Public Works

The proposed project consists of improvements to Moanalua Rd. between Pali Momi St. and Aiea Interchange within the City and County of Honolulu. Moanalua Rd. is an existing arterial roadway, running generally in an east-west direction and serving the Aiea and Pearl City communities. Approx. 3.3 mi. in length, Moanalua Rd. begins at Waimano Home Rd. in Pearl City, crosses under the H-1 Freeway at the Waiau Interchange, and continues to the Aiea Interchange. Within the Pearl City area, Moanalua Rd. is typically a four-lane, limited access roadway with separate left turns at intersections. From Kaahumanu St. to Pali Momi St., the four-lane roadway is continued and a center lane designated for left turns is provided. Between Pali Momi St. and Aiea Heights Dr., Moanalua Rd. is narrower, with only two lanes, one in each direction. Between Aiea Heights Dr. and Aiea Interchange, four lanes, two in each direction, are provided. Within the project boundaries, Moanalua Rd. crosses the Kalauao and Aiea streams. Due to past efforts, the entire length of Moanalua Rd., except for the section running through Aiea, has been improved. Within the project limits of Pali Momi St. and Aiea Interchange, the roadway has limited width, with little or no shoulders and a lack of adequate sidewalks. This segment also has poor alignment which is characterized by such features as sharp

curves and limited sight distance. The proposed project would upgrade this 0.8 mi. segment of Moanalua Rd. to provide better consistency with the rest of the facility, thereby alleviating problems related to capacity and traffic volumes, and increasing the safety of all users of Moanalua Rd. Along both sides of the roadway right-of-way, grade adjustment walls will be constructed as required. Driveway ramps will be reconstructed to provide access to existing driveways and garages. Existing street intersections will be modified, as necessary, to provide for safer traffic movement and smoother riding connections. Other improvements may include clearing, grubbing, grading, landscaping, roadway pavements, curbs, drainage facilities, sidewalks, signing, street lighting, traffic signal systems, and utility relocations. Bridge structure improvements for the Aiea stream crossing and reconstruction at the Kalauao Stream crossing may also be included.

The draft EIS presents a range of alternatives from a "no-action" case to the construction of additional lanes which include:

1. No-Action Alternative--No build;

2. Alternative I--Transportation System Management actions (through laneage remains the same);

3. Alternative II--80-ft. roadway (64-ft. curb-to-curb, 5 lanes);

4. Alternative III--70-ft. roadway (54-ft. curb-to-curb, 4 lanes);

5. Alternative IV--70-ft. (54-ft. curb-to-curb, 5 lanes).

For Alternatives II, III, and IV, modifications to the existing bridge structures at Kalauao and Aiea Stream will also be required to accommodate the wider roadway. The proposed modifications to the two streams are as follows:

Kalauao Stream: Replacement of the existing bridge with a 28-ft. span, 13-ft. high, concrete box culvert and increasing its width to 85 ft., with its invert elevation about 1 ft. lower than the invert of the existing bridge opening. The transitions upstream and downstream of the bridge will be modified to suit the proposed box culvert.

Aiea Stream: Expansion of the Moanalua Rd. bridge width to about 81 ft. with appropriate structural modifications.

All alternatives are under consideration and a decision regarding selection will be made only after the public hearing transcript and comments on the DEIS have been evaluated. Depending on the selected alternative, the project is scheduled for completion between the late 1987 and mid 1988 and the estimated cost is from $1.01 to $6.22 million.

This draft EIS is also available for review at the Aiea Library.

Deadline: August 26, 1985.

DRAFT EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU, Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone and develop 70± acres of land in Central Oahu mauka of H-2 Freeway and within Waikakalaua Gulch, Waipio, Ewa, Oahu. The project, to be called Melemanu Woodlands Phase III, will ultimately develop approx. 1,122 units within seven areas of Waikakalaua Gulch and stretch approx. one-mi. mauka of H-2 Freeway. The project represents the final phase of development within Waikakalaua Gulch. The 70± acres are a part of 223 acres, all of which are owned by Waikalani Development, Inc. and are described by TMK: 9-5-02: 4, 6, and Portion of 11. Melemanu Woodlands Phase III is the final phase of the

Master Plan Development initiated by Headrick Development, Inc. in 1971. The total Waikakalaua Gulch housing project consists of Waikalani Woodlands Phase I and Phase II, both makai of the H-2 Freeway and Melemanu Woodlands Phase III. During development of Phase II, Headrick Development, Inc. went bankrupt. Towne Realty, Inc. under the auspices of the bankruptcy court, has resumed development. As of this date, Towne Realty, Inc. has completed the two condominium projects within Waikalani Woodlands Phase II comprising 288 units. Waikalani Woodlands Phase II has two remaining building complexes which will be completed. Towne Realty, Inc. further has an option to develop the 70± acres of land located above H-2 Freeway within Waikakalaua Gulch identified as Melemanu Woodlands Phase III. It is proposed to exercise this option and to submit an application to the City and County of Honolulu for change of zone on the subject 70± acres from the existing agricultural zoning to R-6 residential zoning. Upon the change of zone approval by the City and County of Honolulu, a Planned Development Housing (PD-H) will be sought. The project will provide 1,122 additional housing units for Oahu. In addition, Towne Realty, Inc. has agreed to commit 15% of the project's housing to low and moderate income groups. This commitment for low and moderate income housing was made during the 1983 Development Plan Annual Review. Upon approval of the change of zone application, Melemanu Woodlands Phase III will be located totally within an R-6 Residential Zoning District. The lands on the steeper gulch walls will all be zoned P-1 preservation. The project will create stacked flat type units, town homes and six-story condominium units. The project involves the construction of on-site roadways, drainage systems, sewer system, water system, underground electric and telephone systems. Off-site construction will include development of a water well within Wahiawa and upgrading the Board of Water Supply's transmission system from Wahiawa down Kamehameha Hwy. to Leilehua Golf Course Rd. The environmental impacts associated with the project as well as mitigation measures are proposed for all impacts identified. The actual phasing and timing for the construction of improvements is dependent on the state of the economy and other marketing considerations. Generally, it is anticipated that the total project will be developed over a five to seven year period. It is unlikely that construction can begin prior to early 1986. Construction cost for site development as well as building is estimated in excess of $50 million.

This draft EIS is also available for review at Mililani Library.

Deadline: August 22, 1985.

DRAFT EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU, Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone approx. 97 acres to either A-1 Low-Density Apartment or A-2 Medium-Density Apartment from existing R-6, P-1 and AG-1 zoning districts in accordance with and in implementation of City and County land use policy as set forth in the East Honolulu Development Plan land use designations for the areas. The estimated number of apartment units to be constructed over a period of six to seven years from approval of the zoning is 2,400 with the precise sequencing dependent upon market conditions. Of this number, about 470 will be low-density units (A-1 zoning) and about 1,930 will be medium-density units (A-2 zoning). The estimated population increase of 5,270 that will be generated by the development fits within the growth allocation for East Honolulu established in the Oahu General Plan and the East Honolulu Development Plan. The project is located within the master planned community of Hawaii Kai, Honolulu District, Oahu, Hawaii. Kuli'ou'ou valley is located to the west and Koko Head crater lies east of the

project area which is in the west or "marina" side of Hawaii Kai. Kuapa Pond, also referred to as the Hawaii Kai Marina, is a central feature of the project area. The seven separate parcels totaling approx. 97.8 gross acres, are identified as TMK: 3-9-08:16 and 3-9-08 por. of 13. The proposed development involves the following:

Marina 7E (A) is the peninsula of land in the middle of the marina across the Esplanade and Kaimala Marina. A-1 zoning with a 30' height limit is requested for this parcel. Conceptual plans show approx. 250 units on the 20.16-acre site. Proposed development will consist of two-story buildings with surface parking.

Marine 7E (B) is that portion of land on the makai side of Wailua St. and the west side of Lunalilo Home Rd. A-2 zoning is requested for this parcel. Although the East Honolulu Development Plan would allow development to a 60 ft. height, applicant proposes to limit development to 40 ft. due to community concerns. Conceptual plans show approx. 260 units on the 14.39-acre site. The proposed development will consist of three-story buildings with surface parking.

Marina 8 is located on the mauka side of Wailua St. and the west of Lunalilo Home Rd. A-1 zoning with a 30 ft. height limit is requested for this parcel. Conceptual plans show approx. 120 units on the 9.3-acre site. Proposed development will consist of two-story buildings with surface parking.

Marina 11 (A) is the portion of land on the mauka side of the Kuapa Kai shopping center. A-2 zoning, with a 60-ft. height limit is requested for this parcel. Conceptual plans show approx. 300 units on the 8.727-acre parcel. Proposed development will consist of six-story buildings with parking structures.

Marina 11 (B) is the narrow portion of land on the east side of Hawaii Kai Dr. from the mauka boundary of Marina 11 (A) to the Wailua St. bridge. A-1 zoning with a 30-ft. height limit is requested for this parcel. Conceptual plans show approx. 100 units on the 8.427-acre parcel. Proposed development will consist of two-story buildings with surface parking.

Kaluanui 2 and 3 is located on the mauka side of Hawaii Kai Dr. and is makai of the Post Office. A-2 zoning, with a 60-ft. height limit, is requested for this parcel. Conceptual plans show approx. 350 units on the 13,86-acre site. Proposed development will vary from six-story buildings with parking structures at the back of the parcel to two and/or three-story buildings with surface parking adjacent to Hawaii Kai Dr.

Kaluanui 1 is located across Hawaii Kai Dr. from the Anchorage along the eastern slope of Mariner's Ridge. A-2 zoning with a 150 ft. height limit is requested for this parcel. Conceptual plans show approx. 1,020 units on the 22.92-acre site. The proposed development will consist of 15-story buildings with parking structures located behind the buildings up against Mariners Ridge. It is Kaiser's intent to build and market quality apartment housing units in keeping with the Hawaii Kai master planned community. Open space, generous setbacks, lush landscaping marina orientation, quality architecture and construction, and ample off-street parking, are all aspects of the development that are characteristic of Hawaii Kai. These elements will be maintained in the proposed development. A comprehensive transportation management program is being recommended by the developer in connection with the zoning. The program, featuring among other things, a number of rideshare measures, supports and implements important Honolulu General Plan Transportation Policies. It is anticipated that the proposed project will take six to seven years to complete from approval to zoning, depending on market acceptance and economic conditions. The sequence of development

is not yet established and must remain somewhat flexible to meet market demand. It is anticipated, however, that each parcel will be developed in phases. Development may also alternate from the first phase of one parcel to a phase of another parcel before complete development of any single parcel. This will allow flexibility to shift from low-rise to mid-rise development, at different price levels as the market demand varies.

This draft EIS is also available for review at the Hawaii Kai Library.

Deadline: August 7, 1985.

DRAFT REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

The Addendum has been prepared to expand and clarify specific sections of the "Revised Environmental Impact Statement for the Proposed Leeward Sanitary Landfill at Waimanalo Gulch and Ohikilolo Site, 5-7-84" (REIS). The specific sections of the REIS concern Alternative Waste Processing Methods, Alternative Sites, and the anticipated visual impact of the proposed project. Although the REIS included Ohikilolo as part of the proposed project, Ohikilolo was subsequently deleted from current consideration, and the Addendum addresses only the Waimanalo Gulch site at TMK: 9-2-03 por. 13, 2, 40. If the Ohikilolo site is to be reconsidered at some future time, a separate addendum will be submitted for review and acceptance. The Addendum section, "ALTERNATIVE DISPOSAL/PROCESSING METHODS," includes most of the discussion already presented in the REIS, primarily for ease in review and input of additional information. The additional information only clarifies or provides additional support to the REIS information and does not alter the concept nor the priorities of the proposed project. The City is actively pursuing development of a resource recovery program for Oahu. However, resource recovery alone does not address all solid waste disposal and will not replace the need for a sanitary landfill. Various waste processing methods are presented, and each method's compatibility with the City waste management program is discussed. The "ALTERNATIVE SITES" section begins with a historical perspective of the site selection process for the Leeward District Sanitary Landfill project since 1977. Various criteria and rationale for establishing priorities in selecting and eliminating sites are presented. Protection of potable groundwater sources is presented as a priority criterion in evaluating suitability of a potential site. In addition, other important selection factors are presented, particularly existing Federal or State land use and close proximity to communities. The 1977 "Inventory Study of Potential Sanitary Landfill and Demolition Landfill Sites" and the 1979 study (unpublished) identified twenty-six potential Leeward landfill sites. Two of the original twenty-six sites (i.e. Waimanalo Gulch and Ohikilolo) were proposed for the landfill project and, therefore, are not considered as "Alternative Sites." Details for Waimanalo Gulch and Ohikilolo are presented in the Revised EIS. This section presents summaries on 24 individual alternative sites and their advantages and disadvantages for potential sanitary landfill development. "ADDITIONAL STATEMENTS OF ANTICIPATED VISUAL IMPACTS" presents graphic renderings of existing land contours of Waimanalo Gulch and anticipated contours of the completed sanitary landfill project, based on preliminary engineering plans. The project site is located in Waimanalo Gulch approx. 32.8 mi. west of Honolulu, two mi. south east of Nanakuli and one mi. northwest of Honokai Hale. The project site contains vacant and undeveloped land which is presently unused. The project site is long and narrow and only 57± acres of the 260 total acres will be used as a landfill. The topography and slopes of 8% to 18%

limits the useful area which can be used as a landfill. There is little cover material available onsite and cover material will be imported to the landfill site. The capacity of the landfill is estimated at 7± years at a fill rate of 1,000 tons per day. This is equivalent to approx. 6,000,000± cubic yards of refuse. The project site is located in an area where sanitary landfills are permitted by the Board of Water Supply and the Department of Health. Single-family dwellings are located adjacent to the project site. Sugar cane fields are located directly south across Farrington Hwy. and a residential area (Honokai Hale) containing approx. 270 homes is located about one mile east and makai of the highway.

This draft Revised EIS Addendum is also available for review at the Waianae Library.

Deadline: August 7, 1985

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

FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR WEST BEACH, HONOULIULI, EWA, OAHU, West Beach Estates/City and County of Honolulu Dept. of Land Utilization

Previously published June 23, 1985.

Status: Accepted by City and County of Honolulu Dept. of Land Utilization on June 21, 1985.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: July 17, 1985
Time: 5:00 p.m.
Place: State Capitol, Senate Conference Room #3, 2nd Floor Honolulu, Hawaii

550 HALEKAUWILA STREET · ROOM 301 · HONOLULU, HAWAII 96813 TELEPHONE (808) 548-6915

OEQC BULLETIN

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

GEORGE R. ARIYOSHI
GOVERNOR

LETITIA N. UYEHARA
DIRECTOR

Volume II July 23, 1985 Number 14

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

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

PROPOSED WAIKELE DEVELOPMENT AT WAIPAHU, OAHU, Amfac Property Development Company/ Dept. of Land Utilization

The applicant is proposing a 577.2 acre Waikele Development planned community which would be comprised of residential units, a commercial center, an office park center, a fully equipped recreation center, a golf course, neighborhood parks, and an elementary school site. The project site is located mauka of Interstate Route H-1 between Kamehameha Hwy. and Waikele Stream/Kipapa Gulch in the Central District of Oahu. Other residential communities located in the vicinity of the project site include Village Park, Crestview, Waipio-Gentry and Waipahu Town. Castle and Cooke pineapple fields are located directly mauka of the project site. The land is presently vacant and is identified as TMK: 9-4-2:3, 10, 11, 12 (por.), 31 and 41 and TMK: 9-4-7:10, 12, 13 and 32. The project would require rezoning of approx. 577.2 acres of vacant agricultural lands to various urban designations. The Master Plan for the Waikele development proposes a mix of land uses which include the following:

1) Residential Units - Approx. 310.0 acres of three densities of residential units. These will range from single-family detached and zero-lot lined homes, single family attached or clustered units, and garden apartments or units in structures not to exceed 3 stories in height. A combined total of approx. 2,640 dwelling units is anticipated.
2) Commercial Center - Approx. 12.0 acres for a Waikele Village Commercial Center to provide approx. 150,000 s.f. of retail space.
3) Office Park Center - Approx. 43.0 acres to provide business service center space.
4) Recreation Center - Approx. 13.0 acres for recreational facilities to serve Waikele as well as Waipahu Community residents.
5) Golf Course - Approx. 136.0 acres for an 18-hole golf course and clubhouse.
6) Neighborhood Parks - Approx. 9.0 acres for 2 neighborhood parks.
7) School - Approx. 6.0 acres for an elementary school.
8) Roads - Approx. 57.0 acres.

In addition to internal roads servicing the development, a new interchange for the H-1 Freeway will be constructed at Paiwa St. which will be developed as a wide parkway, Manager's Dr. will be extended across the site to connect with Kamehameha Hwy. and the existing Manager's Dr. bridge will be widened and improved. A central loop road will integrate the Village Center and accommodate on-street parking. To balance the impact on the community of permanently removing this parcel from agricultural uses, the Waikele development offers a balance of land

uses that is intended to support Waipahu as the rejuvenated center of Central Oahu. Economically, the development will support Oahu Sugar Co. and Amfac Property Development Corp., by providing additional income to offset the recent cyclical losses of the sugar industry. The Waipahu 2000 Master Plan, prepared by representatives of Waipahu's community, business and labor groups recognizes the Waikele development as integral to the redevelopment of Waipahu.

Contact: Environmental Communications, Inc.
1146 Fort Street, Suite 200
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE KAHAUALE'A GEOTHERMAL PROJECT, PUNA, HAWAII, The Estate of James Campbell In Coordination With The True/Mid Pacific Geothermal Venture/Dept. of Land and Natural Resources

The Environmental Impact Statement (EIS) for the Kahauale'a Geothermal Project, Puna District, Island of Hawaii, which was submitted in support of a Conservation District Application (CDUA) for a permit to conduct geothermal exploration and development activities within the boundary of Kahauale'a was approved by the Board of Land and Natural Resources (BLNR) on July 30, 1982. Subsequent to its approval: the State legislature enacted two laws dealing with geothermal development which provided that "geothermal development activities" could occur in any of the land use districts in the State within specified boundaries established by the BLNR as a Geothermal Resource Sub-zone (GRS) in accordance with criteria established in Act 296, SLH, 1983 and Act 152, SLH, 1984, but subject to application for and issuance of all required permits on a project-by-project basis; Geothermal development activities were defined as those activities associated with the exploration and development of geothermal resources and the production of those resources to generate electrical energy; and a portion of Kahauale'a was designated as a geothermal resources sub-zone by BLNR Decision and Order of 28 December 1984. BLNR also proposed that the landowner of Kahauale'a (the Estate of James Campbell) consider a land exchange of Kahauale'a for adjoining State-owned land in the middle east rift zone of Kilauea (the Puna Forest Reserve, the Wao Kele O Puna Natural Area Reserve, and such other adjacent State land as would be appropriate). If such exchange is determined to be feasible and is consummated in conjunction with the designation of a suitable GRS within the exchanged State lands, geothermal development activities in this area of the Kilauea east rift zone would occur in the exchanged lands rather than Kahauale'a. Upon the designation of a GRS within the lands to be exchanged and upon issurance of the proper permits for geothermal development in the State lands to be exchanged, the land exchange would be considered completed and the presently designated GRS for Kahauale'a and the Wao Kele O Puna Natural Area Reserve would be terminated. A Natural Area Reserve would then be designated in Kahauale'a. The landowners have agreed in principal to the proposed land exchange consisting of 20,000 to 25,000 acres from each land area, subject to appraisal. Steps have been initiated between the parties to undertake the actions required to appraise the separate values of the affected lands and consummate the land exchange. In addition, action has been initiated by the State to designate additional portions of the Kilauea east rift zone as a geothermal resources sub-zone, which will include a portion of the lands to be exchanged. As a result of relocating the proposed geothermal development activities to the adjoining State lands, a Supplemental Environmental Impact Statement SUP EIS) will describe and document the changes in the environmental setting of the proposed action and to determine whether there would be any changes in the environmental impacts predicted in the

EIS for the proposed geothermal development activities, or in the mitigation measures described therein to reduce or prevent those impacts. The original site for development at Kahauale'a involved TMK: 1-1-01, parcel 1 and TMK: 1-2-08, parcel 1. The proposed relocation to land adjoining the original site involves TMK: 1-2-10, parcels 3, 2, and 1. The project location is within the Puna District of the Big Island. The State lands being appraised for exchange with Campbell Estate lands include Conservation District lands, (the Puna Forest Reserve and the Wao Kele O Puna Natural Area Reserve) and agricultural land. The State land adjoins the eastern and southern boundary of the Kahauale'a ahupua'a which is adjacent to the Hawaii Volcanoes National Park. The east rift zone of Kilauea Volcano passes through both the State lands to be exchanged and Kahauale'a. That portion of the State lands being considered for exchange is approx. 11,000 acres. Any changes to the proposed sub-zone would result in corresponding changes in the area in which geothermal development activities would occur. The objective of the proposed project is to explore for and develop the geothermal resources within the State lands to be exchanged, Puna District, Island of Hawaii, to produce electricity as a major contribution toward achieving the above energy objectives of the State and County Plans. The scope of the project activity planned within the geothermal resource sub-zone is to develop, incrementally, the optimal geothermal energy potential of the prospective sub-zone subject to future power demands or market and the assessment of environmental impacts at each increment of development.

Contact: Mr. O.K. Stender,
Chief Executive Officer
The Estate of James Campbell
828 Fort Street Mall, Suite 500
Honolulu, Hawaii 96813

Deadline: August 22, 1985.

SUPPLEMENTAL EIS FOR PROPOSED AMENDMENTS TO THE KAKA'AKO DEVELOPMENT PLAN, KAKA'AKO DISTRICT MAKAI, OAHU, HAWAII, Hawaii Community Development Authority

Previously published July 8, 1985.

Contact: Mark Hastert
~~Helber, Hastert, Van Horn &~~
Kimura, Planners
2222 Kalakaua Ave., Suite 1507
Honolulu, Hawaii 96815

With copy to:

Mr. Rex Johnson
Executive Director
Hawaii Community Development Authority
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813

Deadline: August 7, 1985.

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 at 25 cents per page upon request to the Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR CONDUCTING A COMMERCIAL CRUISE OPERATION AT HANALEI, KAUAI, Ono Mana Catamaran Cruises/Dept. of Land and Natural Resources

The applicant proposes to conduct a commercial venture loading and unloading passengers at Hanalei Landing, Hankapiai

Beach and Kalalau Beach. In addition, the applicant proposes the construction of a mooring in Hanalei Bay. In the summer months, Hanalei Bay offers excellent protection from gusty tradewinds and open ocean conditions. The bay is bordered by mostly sandy beach with some reef and coral growth. Water depths near shore are mostly in the two to three ft. range with the exception of the waters directly off the beach at the Amaama St. public access which are in the four to five ft. depth range. Public access to the landing is available via Weke Rd. The beaches at Hanakapiai and Kalalau are secluded, with access generally limited to the summer months. Water depths near shore are greater in these areas, with the exception of some reef areas. The applicant's vessel is classified "auxiliary sail" (capable of either sail or engine propulsion). The maximum draft of the boat is approx. 50 inches. Since the draft exceeds water depths in close proximity of the shoreline pier loading represents the only practical way to load and unload passengers. While the Ono Mana is equipped with a loading ramp off the port bow, the water depths in the area of the pier do not allow for the boat to get close enough to the beach to allow the ramp to be used in this manner. It is possible, however, that the loading ramp could be adapted to loading off Hanalei pier, thus limiting the contact the boat had with the pier. This would be accomplished by approaching the pier "bows to", and swinging the attached ramp out, so that it would be the only part of the boat in contact with the pier. Because of the twin engine design, maneuvering of this type ie easily accomplished by a catamaran like the Ono Mana. Failing this, a gangway could easily be constructed that would allow for safe loading onto the aft deck. In this case, the boat would be docked in a conventional manner, although it could still be held off the dock with the aid of two small anchors if deemed necessary. In either case the boat's contact with the pier would be of short duration. Although lack of docking facilities presents a problem with servicing the boat, the applicant feels he can work around the problem. One alternative to these loading procedures would be the installation of a floating dock adjacent to the existing pier. This would be a styrofoam core sectional concrete dock, 80' in length. The sections would measure 8 x 10 ft. each and be joined using 2 x 6 planking. Temporary pipe pilings would be used to hold the dock in place. A sectional design of this type would allow for easy dismantling for winter storage, minimizing the environmental impact. Floating docks of this type are already in place at the Ala Wai Yacht Harbor, Haleiwa, and Hawaii Kai. The cost of labor, materials and construction equipment required would be approx. $60,000. with an installation time of about two weeks.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR AFTER-THE-FACT SEA WALL OF CEMENT PILINGS AT KAALAEA, KOOLAUPOKO, OAHU, Mr. Leo G. Williams/Dept. of Land and Natural Resources

The application involves a sea wall of cement pilings in the resource subzone of the Conservation District at Kaalaea, Oahu. The pilings, which were found discarded on the shoreline were stacked to form sea walls makai of parcel TMK: 4-7-16:11 in January 1984. The seawall is approx. 80 s.f. The highwater mark follows along the outer edge of the seawall. Approx. 25 ft. of the seawall extends beyond the vegetation line (Jan. 1981). The pilings are to reinforce the sea wall and to protect trees on the property. The shoreline area of the property is described as flat and muddy.

WAIPAHU INTERMEDIATE SCHOOL 10-CLASSROOM BUILDING, Waipahu, Oahu, Dept. of Accounting and General Services for the Dept. of Education

The proposed project is to construct a two-story concrete and masonry building

of approx. 10,600 s.f. which will consist of 10 regular classrooms and toilets. The scope of work also includes the demolition of five wooden buildings. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications. The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures. The proposed action is located in the Special Management Area but is consistent with its policies and will not adversely affect the environment nor the ecology. A Special Management Area Use Permit will be obtained for the project during the design phase.

CONSERVATION DISTRICT USE APPLICATION FOR A SUBDIVISION, PRIVATE PARK, AND PASSIVE RECREATIONAL USE AT KALAUAO, EWA, OAHU, Lear Siegler, Inc./Dept. of Land and Natural Resources

The applicant proposes use of a portion of conservation zoned land identified as TMK: 9-8-11:10 at Kalauao, Oahu for a subdivision, private park and recreational uses by residents of Nahalekeha. The applicant is developing a 30-unit single family cluster residential condominium called Nahalekeha. The total development is approx. 8.8 acres of which 5.918 acres is zoned urban for residential use. The proposal is to subdivide out the remaining 2.9 acres which sub-zoned conservation, and develop a private park and passive recreational uses for use by the Nahalekeha residents. Improvements within the private park will consist of a 36'x24' multi-purpose building; 6 parking stalls; and landscaping. Although this application covers the 2.9 acre area, the proposed structure and parking area will be situated within a 10,501 s.f. (.241 acres) designated area. This proposed 10,501 s.f. site will be dedicated as a private park, pursuant to the requirements of the City and County of Honolulu for the Nahalekeha development. The remaining area, approx. 2.659 acres, will be left in its natural state for passive recreational uses. The proposed use is a conditional use within the Resource and General subzones of the Conservation District.

CONSERVATION DISTRICT USE APPLICATION FOR AN AFTER-THE-FACT SEAWALL AT PUPUKEA-PAUMALU, OAHU, Mr. Michael M. Dixon, Aloha Marine Texaco/Dept. of Land and Natural Resources

The application is for an after-the-fact seawall on TMK: 5-9-1:38 fronting the applicants property at Pupukea-Paumalu, Oahu, identified as TMK: 5-9-1:27. In 1927, the seawall was constructed immediately makai of the applicants property. In 1979, a high surf damaged and began to undermine the wall. As a result, in order to prevent land erosion, the applicant proceeded to install a random rock revetment on, behind, and seaward of the existing (1927) reinforced concrete footings. A rock reef extends approx. 600 ft. seaward of the wall and provides protection from direct wave action. The beach sand fronting the wall is transient and affected by storms. The rock revetment does not impede access along the beach. The proposed use is a conditional use within the Resource subzone of the Conservation District.

PROPOSED WAIPAHU REFUSE CONVENIENCE CENTER, WAIPAHU, EWA, OAHU, City and County of Honolulu Dept. of Public Works

The proposed Waipahu Refuse Convenience Center (WRCC) will serve as a refuse disposal facility for the convenience of Waipahu area residents. Without such a facility, area residents would have to travel greater distances to dispose of refuse at operating landfills. Illegal refuse dumping at vacant lots and along roadways already occurs in the Waipahu area, and it is anticipated that this litter problem will increase over time without the provisions of a convenient

disposal site. The proposed WRCC is to be located on approx. 0.7 acres of an existing site (TMK: 9-3-02: por. 9) owned by the City and County of Honolulu, located mauka of the Waipahu Incinerator. The convenience center will consist of a drive-through U-turn disposal system with access to be provided by a 20-ft. wide entrance with a 10-ft. wide horseshoe U-turn at the disposal site. Refuse will be deposited into portable bins for hauling to a landfill or resource recovery facility for final disposal. The convenience center will initially have two bins, each with a capacity of 30 to 40 cu. yds. Filled bins will be replaced on a regular basis. The center has been designed to accommodate future expansion, which could double this capacity. It will be constructed upon compacted fill material and may require periodic maintenance to compensate for differential settlement. Other site improvements will include low maintenance landscaping to minimize irrigation water and labor requirements. Chainlink fencing along the perimeter of the site will be installed for litter and access control. Area lighting will be installed for security and safety. An existing dirt road that bisects the site will be relocated along the northern boundary of the project. The proposed WRCC will be open on a 24-hour basis and has been designed to accommodate only disposal of refuse by homeowners. Although unlikely, the WRCC may experience differential settling due to subsidence of underlying fill material. The City will periodically monitor the site for these effects and maintain the site as necessary.

MAUI

KAUPAKALUA PIPELINE, PHASE I, PART B, KAUPAKALUA, MAKAWAO, MAUI, County of Maui Dept. of Water Supply

The proposed project calls for the installation of approx. 2300 lineal ft. of 12-in. D.I. waterline extending from the end of the existing 12-in. line in the vicinity of the County's existing 12,000 gal. steel tank, often referred to as the Opaepiilau tank, to the hairpin turn at the top of hill on the west side of Opaepiilau Gulch near the Lepo Rd.-Kaupakalua Rd. intersection. The new 12-in. water main will be ductile iron with polywrap, and will be located on one edge of the roadway in properly bedded trench with a minimum of 3 ft. cover. Upon completion of waterline construction, the road surface over the trench will be reconstructed with 6 in. of base course material and 2 in. of asphaltic concrete. The proposed project is designed to improve water service to existing and future consumers along Lepo Rd., Peahi Rd., Ulumalu Rd, Hana Hwy., Holokai Rd. and Kaupakalua Rd. east of Opaepiilau Gulch. It is one of many incremental improvements necessary between the existing 12,000 gal. steel tank and the intersection of Peahi Rd., Ulumalu Rd., Upper Ulumalu Rd., and Kaupakalua Rd., often referred to as "five corners". The proposed water mains will be installed entirely within the road area of Kaupakalua Rd. Construction time is estimated at 4 months.

CONSERVATION DISTRICT USE APPLICATION FOR PERSONAL RECREATIONAL ACTIVITIES AT KEANAE, MAUI, Mr. Rockne Freitas/Dept. of Land and Natural Resources

The applicant proposes use of property within the Resource Subzone of the Conservation District in Keanae, Maui, strictly for personal recreational activities including camping, fishing and other recreational activities. The 1.04 acre parcel identified as TMK: 1-1-03:69, is flat and grassy with no existing structures. No permanent structures will be built and occasionally a tent may be erected.

MOLOKAI

KAUNAKAKAI HARBOR RECONSTRUCTION, MOLOKAI, State Dept. of Transportation Harbors Division

The project consists of reconstructing 175 ft. of the existing seawall and paving 2500 s.f. of the area behind the new wall, both of which have been badly damaged by recent storms. The new seawall and pavement will be constructed to better withstand future storms. Improvements will include making the seawall higher (new crest height will be 10 ft. above sea level compared with the existing 7-ft. height) and stronger (4-ton rocks will be used in the armour layer) and strengthening the pavement behind the wall by using portland cement concrete (PCC) pavement for the first 15 ft. behind the wall. Use of PCC pavement will make it more difficult for any waves which may over top the seawall to tear out the pavement. In order to reduce hydrostatic wave pressures from penetrating the seawall and uplifting the new pavement, sheet piles will be driven along the length of the new seawall. The project also consists of sealing 755 linear ft. of bulkhead along the barge pier to eliminate existing leaching of fill materials into the harbor. Kaunakakai Pier consists of 396-ft. long barge pier backed by approx. 150,000 s.f. of area for commercial harbor and 78,000 s.f. for the adjacent boat harbor. Two existing cargo sheds in the commercial harbor section have an area of about 6,200 s.f. The whole facility is located offshore and is composed of fill area and structures on concrete piles. The part of the facility exposed to wave action is protected by a seawall. Since the project is located on an off-shore fill, it is outside of the Special Management Area and an SMA permit from the Maui County Planning Department will not be required. Permits from the Corps of Engineers and the Department of Land and Natural Resources will be required because the project involves work in the ocean.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION ACTIVITIES WITHIN WAIULUA BAY, WAIULUA BAY, SOUTH KOHALA, HAWAII, Atpac Land Co./Dept. of Land and Natural Resources

The applicant proposes several actions within the Waiulua Bay area in the resource subzone of the conservation district. These include)1) clearing the bottom of the inner portion of Waiulua Bay; (2) constructing bridges across inner Waiulua Bay; and (3) constructing temporary sediment barriers in inner Waiulua Bay as part of the clearing work and the construction of the Hyatt hotel swimming lagoon. The project area is located in the inner portion of Waiulua Bay at Waikoloa Beach Resort, S. Kohala, Hawaii, seaward of the surveyed shoreline fronting the proposed new Hyatt Regency Waikoloa Hotel. The project area abuts the proposed hotel site that is owned in fee by the Atpac Land Co. and is identified at TMK parcels 6-9-07:14, 16 and 26. All or portions of these parcels, as well as portions of TMK parcels 6-9-07:18, 25 and 30 (which are owned by the Transcontinental Development Co.), and 1.3 acres of Atpac Land Co.'s TMK parcel 6-9-07:13, are to be consolidated into the Hyatt Regency Waikoloa Hotel site. The County of Hawaii is presently reviewing Change of Zone and Subdivision applications related to the formation of the new hotel site. The actions proposed by the applicant would be done in conjunction with the construction of the new Hyatt Regency Waikoloa Hotel. The proposed hotel would be on a 62-acre site that wraps around Waiulua Bay. The proposed clearing involves removing a layer of rough basalt which covers the bottom of the inner bay in consolidated and rubble form so that the surface remains under water at all times. The proposed clearing would affect approx. one acre; about 3,200 cu. yds. of material would be removed. Blasting will be necessary to achieve the desired results. Bridges to be constructed would be a little over 10 ft. wide and would be supported by columns placed in the bay. To prevent suspended sediment and other construction debris from being carried into Waiulua Bay, the applicant proposes to construct one or two temporary rock sediment barriers. The barrier(s) would consist of rock fill

berms made up of loose material bulldozed into place. If it is determined that additional protection is desireable, or if excavation on the lagoon begins prior to work in the inner zone of Waiulua Bay, a second temporary berm would be constructed to separate the lagoon area from the inner zone of the bay. The berm(s) would be removed as soon as the work in the lagoon and inner bay is completed and the surrounding areas are stablized with vegetation and/or retaining walls. In order to accommodate construction activities mauka of the shoreline, movement of construction vehicles and cranes seaward of the shoreline is necessary. Transcontinental Development Co. has filed an application for a Dept. of the Army (DA) permit to fill ad excavate within the waters under their jurisdiction. The proposed activity includes clearance work. The Dept. of the Army permit process makes no distinction between work in State waters and work in waters within private property. The area seaward of the certified shoreline is within the State Conservation District, Resource Subzone. The proposed bottom clearing, pedestrian bridges and temporary sediment barriers are being applied for as conditional uses in the Resource Subzone, since their intent is consistent with the Resource Subzone objective which is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.

SPECIAL MANAGEMENT AREA USE FOR ACTIVITIES IN CONCERT WITH THE KA LAE CURATORSHIP PROJECT, SOUTH POINT, KA'U, HAWAII, Dept. of Hawaiian Home Lands

The applicant proposes to undertake the following activities in concert with the Ka Lae Curatorship Project: a) to restore and stablize the Heiau of Kalalea and it surrounding area; b) to restore and stablize the rock walls surrounding the heiau site, Lua Palahemo and Pu'u Ali'i; c) to remove cement blocks and supports constructed in the heiau site area; d) to lay out a walking trail (Alahele) connecting the various historical and cultural sits at Ka Lae; e) to begin stablizing the soil erosion at Ka Lae by replanting the historic site areas with native coastal plant species; and f) to install appropriate interpretive signs and develop written materials for distribution to visitors to the area. The technical aspects of this project include archaeological assistance which will be provided by the Bishop Museum's Dept. of Anthropology and the engineering and design assistance which will be provide to the project by the US National Park Service and the State Dept. of Land and Natural Resources. The major sites impacted by this project include the Kalalea Heiau, Canoe Mooring Holes, Lua Makalei (a lava tube shelter), Lua Palahemo (a deep water hole), Pu'u Ali'i (initially a fisherman's settlement and workshop), and Pinao Bay Settlement. The proposed project site consists of about 10 acres. This includes about 6 acres surrounding the heiau and about 4 acres including Lua Makalei, Pu'u Ali'i, Pinao Bay, and Lua Palahemo. The canoe mooring holes are located in the same parcel as the heiau. The project location is identified as TMK: 9-3-1:01 and 12. The Ka Lae Curatorship Project is a joint effort between Ka 'Ohana o Ka Lae, a nonprofit community organization from South Point, Ka'u Hawai'i, the Bishop Museum and the US National Park Service. Additional support is being provided by the Historic Sites Section of the Division of State Parks, State Dept. of Land and Natural Resources and the Dept. of Hawaiian Home Lands. The project is funded by a federal grant from the US Dept. of the Interior and private corporate support. Technical assistance from the Bishop Museum will provide the project with expertise from trained archaeologists who have worked at Ka Lae and who will oversee the restoration and stabilization of Kalalea Heiau. In addition, the Museum is working with the State Dept. of Land and Natural Resources to compile maps, photos, slides, drawings, and prior research data on Ka Lae. This material will be used to generate literature for the public and to design and install

interpretive signs for 6 sites at Ka Lae including Kalalea Heiau. The proposed project will require about 12 months to complete at an estimated cost of $45,000.

MAKU'U FARM LOTS UNIT 1, HAWAIIAN HOME LAND OF KAOHE-MAKU'U (PORTION OF PARCEL A) AT MAKU'U, POPOKI AND HALONA, PUNA, ISLAND OF HAWAI'I, Dept. of Hawaiian Home Lands

The proposed project is to create 34 new agricultural lots by subdividing Hawaiian Home Land of Kaohe-Maku'u (Portion of Parcel A), TMK: 3rd Div. 1-5-10:4. This subdivision is in preparation for the Dept. of Hawaiian Home Lands (DHHL) to award these agricultural lots to beneficiaries on DHHL's waiting list. DHHL has identified acceleration of distribution of homestead lands to more than 8,500 persons on its waiting lists as one of its major priority goals; this project is undertaken to accomplish, in part, this goal. Due to limited funds, this project will not meet all minimum County requirements over the short term. It is the intent of DHHL to eventually comply with all County regulations and codes. It plans to work closely with the concerned County and State agencies in all stages of the program, and in the planning, designing and construction of improvements when funds become available over the long term. The aggregate project area is 660.923 acres which is proposed to be subdivided into 34 agricultural lots with a remainder area (Lot 35) of 493.275 acres. The 34 lots will be 5 acres minimum each and will be served by 2 proposed roadways. These roads will connect to the Keaau-Pahoa Rd. at 2 intersections where access is permitted. The site is presently zoned Ag-5 and the proposed action calls for maintaining such land use. These lots will have a legal description, field staking, and access from a road. Presently there is no water line fronting the project site, there is a 12-inch water line which ends approx. 2000 ft. from this site. County of Hawaii Dept. of Water Supply (DWS) plans call for extending this line (within the Keaau-Pahoa Rd.) past the project site in the future when funds become available; at that time water service will be made available. Details will be worked out with DWS. The subdivision site is bounded to the East and South by Government land, to the West by the Keaau-Pahoa Rd., and to the North by Lands of Waikahekahe Iki (Land Court Application 1053). The site is presently vacant.

KEAAU AGRICULTURAL LOTS SUBDIVISION, KEAAU, PUNA, HAWAII, Hawaiian Trust Co., Ltd./Hawaii County Dept. of Public Works

The applicant proposes County approval of the Keaau Agricultural Lots Subdivision under Chapter 12 of the Hawaii County Code. The proposed subdivision will be comprised of 322 lots, more or less, and a minimum of 1 acre in size. The project site will be located on lands formerly used in the growing of sugar cane. The objective of the project is to provide 1-acre agricultural lots to the beneficiaries of the Trust. The beneficiaries, (who were employees of Puna Sugar Co. at the time of its closing), are free to use the agricultural lots as they wish subject to applicable County agricultural zoning regulations. Paved roads and a water system will be constructed in conformance with applicable provisions of the Subdivision Code and Rules and Regulations of the Dept. of Water Supply. Roads will be constructed in accordance with County standards applicable to an agricultural subdivision and dedicated to the County upon completion. The roadways will be not less than 50-ft. in width with paved traffic lanes and dressed shoulders. Drainage is not expected to pose any significant problem as the soils of the area have rapid permeability and slow runoff. The project area is not within any known floodway as shown on the Federal Flood Insurance Rate Map. The project area is listed as Zone C, area of minimal floodings. Drainage will be in accordance with applicable standards of the County Dept. of Public Works. Connections to the Volcano Hwy. will be

done in conformance with applicable standards of the Federal Highway Agency. Sufficient capacity exists to handle the anticipated traffic to be generated by the project. The project area has been rezoned from AG-20 (20 acres minimum) to AG-1 (1 acre minimum) lots. The area is designated as agricultural by the State Land Use Commission. Between 30% - 40% of the area is designated Prime agricultural land according to the ALISH rating of the State Dept. of Agriculture. This rating applies to the Olaa silty clay loam soil type of the project area. Water service will be from the Dept. of Water Supply system along the Volcano Hwy. which fronts this subdivision. The principal source are deep wells. The source is adequate; however, off-site contribution for improvement in the transmission system will be made. The project is expected to require about 190,000 gal. per day when fully developed. Since the rainfall is rather high for this area, the estimated daily usage is conservative. Upon completion, the subdivision water system will be dedicated to the Water Dept. The project is located in the District of Puna. The project area totals 371.8 acres and is identified as being TMK: 1-7-16:35, TMK: 1-7-17: por. 01, and TMK: 1-7-27:01. The project site lies between Keaau Village and Kurtistown on the east side of the Volcano Hwy. The proposed project was designed to assist the transition of former employees to new careers. The availability of these lots and the opportunity to pursue active agricultural uses on these lots presents an opportunity for former employees to remain in Puna and reduces the adverse social and economic impacts which would be caused by forced relocation from the area.

PROPOSED PROJECT FOR TROPICAL RENT A CAR SYSTEMS OF HAWAII, INC. AT KEAHOLE AIRPORT, NORTH KONA, HAWAII, Tropical Rent A Car, Inc./State Dept. of Transportation

The applicant is proposing construction of a maintenance service building of 1296 sf and to convert the 400 sf "shop" portion of their existing building for additional administrative uses on its property at Keahole Airport, N. Kona, Hawaii, identified as TMK: 7-3-43: Por. 32, Lot 002-108 A, B. The objective of this proposal is to provide additional service facilities for their rental car business. The project will require excavation for burying utility lines, and foundation for the building. The site is presently A.C. paved, chain-link fencing 6'-0" in height surrounds the entire property. No grading to alter existing topography will be performed. Standard construction procedures will be utilized and will be in accordance with applicable governmental codes and regulations. The site is 1 acre fully paved with asphaltic concrete; there is currently no vegetation or wildlife on the property. Surrounding land uses are the Airport and its support facilities and vacant lava lands. The site is a portion of a larger parcel within General Plan designated industrial area. County zone is Mg la (industrial).

LALAMILO WIND FARM, SOUTH KOHALA, HAWAII, County of Hawaii Dept. of Water Supply

The Hawaii County Dept. of Water Supply is applying to the State Board of Land and Natural Resources for a set aside of 78 acres, more or less, by lease for the construction of a wind farm. The proposed wind farm will be located on 78 acres of State land at Lalamilo, S. Kohala, Hawaii, on a portion of State lands presently under lease to Palekoki Ranch, Inc., and covered by General Lease S-3886. The size of the leased parcel is 8933.586 acres. Under terms of the lease, withdrawal of portions of the lease is permitted for public purposes. The project site is identified as a portion of TMK: 6-6-01:2 and will adjoin the present Lalamilo Deep Well site. The State Land Use Commission has designated this area "Agricultural". The County of Hawaii General Plan shows this area as being "extensive agricultural". The County zoning for this area is "Unplanned"

which means that the minimum subdivision lot size is 5 acres or more. The Dept. of Water Supply will consummate an agreement with Renewable Energy Ventures, Inc., for the furnishing of wind generated power to operate the Lalamilo deep wells upon acquisition of the proposed wind farm site from the State. The Lalamilo Wind Farm will be erected under contractual agreement with the Hawaii County Dept. of Water Supply. Up to 120 wind machines will be erected over 78 acres, more or less. The towers for the wind turbine generators (WTG) will be in 5 rows, with the towers spaced at least 50 ft. apart. The towers will be firmly anchored to the ground with concrete footings. The construction plans will be done by professional engineers and approved by the County Building Construction and Inspection Bureau in accordance with applicable building codes. The Lalamilo Wind Farm project is in line with the philosophy of the Water Dept. to seek savings in its operations. It relates to the County General Plan goals: a) to strive towards energy self-sufficiency for Hawaii County, and b) to establish the Big Island as a demonstration community for the development and use of natural energy sources. One of the policies relating to these goals states that the County shall encourage the development of alternative energy. The development of alternative energy is also tied to a State goal which defines two objectives: a) to provide a dependable, efficient, and economical Statewide energy system capable of supporting the current and future needs of the people of Hawaii, and b) to provide increased energy self-sufficiency by decreasing Hawaii's dependence on imported fuel.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

DRAFT EIS FOR THE DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation

The High Technology Development Corp. (HTDC) proposes to develop the Hawaii Ocean Science and Technology (HOST) Park and expand the Natural Energy Laboratory of Hawaii (NELH) at Keahole, Hawaii. The proposed HOST Park and NELH properties at Keahole consist of government lands which include portions of the ahupua'a (land divisions) of Hamanamana, Kalaoa 1-4, Kalaoa-'O'oma, and 'O'oma 2nd. The HOST property is within TMK: parcel 7-3-09:05 (Por.) and 7-3-48:03 (Por.). NELH lies to the nw of the HOST Park site immediately makai of the Keahole Airport Building Restriction Line. The NELH property consists of state-owned land situated within TMK parcel 7-3-43: 3, 4, 5. NELH also utilizes coastal waters and submerged lands, lying directly off of Keahole Pt., for ocean research and baseline data collection activities. The 547-acre parcel of state-owned land at Keahole, was selected for the ocean-related "high-tech" park because of the unique features which the site offers. These include: nutrient-rich, pathogen-free, cold ocean water pumped from depths of 2,000 ft. below sea level and greater which are located relatively near shore; high year-round solar radiation with little cloud cover; semi-tropical temperatures and a near hurricane-free environment; and good

access, with Keahole Airport adjacent to the site. Cone of the most important considerations in siting HOST Park on the Keahole parcel was the close proximity of the 322-acre NELH. NELH was established to manage and operate an outdoor research facility at Keahole Pt. for research, development and demonstration of natural energy resources. Research at NELH has proven the value of the pure cold ocean water in the production of mariculutre products such as abalone and microalgae. Recent changes in the NELH enabling legislation authorize development, demonstration and commercialization of energy related projects. It is anticipated that this commercial development will take the form of demonstration modules to test the feasibility of various production processes. NELH will act as an "incubator" for projects as they grow from the research stage to large scale production. The adjacent HOST Park will provide the required space for projects transitioning from demonstration to full scale commercial activities. Because the actual tenants who will locate at HOST Park and at NELH are still unknown, alternative scenarios were constructed to illustrate the extremes of "what might happen" if development progresses in certain directions. The following land use activities are anticipated for HOST Park and are common to all the scenarios:

Ocean-water commercial uses such as high intensity commercial mariculture, marine biotechnology, and renewable energy projects;

Campus industrial uses such as scientific laboratories, educational facilities and other uses such as desalination and renewable energy which do not use cold ocean water; and,

Service and support uses such as a visitor center/restaurant, light industrial uses, offices, refrigeration, and minimal warehousing and storage related to the primary activities on the site.

The proposed expansion of NELH anticipates a mix of energy and mariculture activities with the highest priority given to alternative energy projects. Preferred agriculture projects would be those that are cold water dependent. The existing 4 pipelines which supply cold and warm ocean water to NELH for Ocean Thermal Energy Conversion (OTEC) and mariculture projects are located in a corridor which is 1,000 ft. wide and extends seaward in westerly direction for approx. 1 mi. offshore of the Keahole Pt. lighthouse. Use of the corridor for temporary, research facilities (such as pipes, monitoring cables, etc.) was approved by the Board of Land and Natural Resources (BLNR) in 1977. Since 1982, construction of structures in the corridor has been covered under the U.S. Army Corps of Engineers Nationwide Permit for Scientific Structures. A Conservation District Use Application (CDUA) for an expand Ocean Use Corridor, that will allow permanent as well as temporary structures for both commercial and research purposes, will be filed with the BLNR in Fall 1985. This Master CDUA, which is intended to supersede the existing CDUA, will conceptually describe all of the pipes projected for NELH and HOST Park at full development (estimated to be approx. 10 to 16) and specifically request permission to construct the initial HOST pipes and the U.S. Dept. of Energy (DOE) proposed cold and warm water pipes and outfall. A process for approving each additional pipe will be developed in coordination and cooperation with the Dept. of Land and Natural Resources (DLNR) and will be incorporated into the CDUA. Potential adverse environmental effects which could result from actions during the construction phases of the HOST Park, NELH and the expanded Ocean Use Corridor are discussed in the EIS. Mitigating measures will be instituted to minimize the effects. Operation of HOST Park and expanded NELH facilities, and the associated ocean use corridor, could also generate adverse environmental effects. It should be emphasized that the EIS evaluation was for "worst case" scenarios at full development. Since

development will be incremental, these effects can be monitored and mitigating measures can be instituted before the impacts become significant. The proposed HOST Park and the expansion of NELH will be an important addition to Hawaii's growing research and development industry and to Hawaii's search for economic diversification and alternative energy resources. The commercial activities at HOST Park are expected to diminish West Hawaii's dependency on tourism for long term employment for residents. Development of the proposed projects can enhance the image of the state and county as a world leader in ocean-based science and technology.

This draft EIS is also available at Bond Memorial (Kohala), Holualoa, Kailua-Kona, Kealakekua, and Thelma Parker Memorial (Waimea area) Libraries.

Deadline: August 22, 1985.

DRAFT EIS FOR SEWER TUNNEL RELIEF, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works, Division of Wastewater Management

Previously published July 8, 1985.

This draft EIS is also available for review at the Aina Haina, Manoa, and McCully-Moiliili Libraries.

Deadline: August 8, 1985.

DRAFT EIS FOR THE MOANALUA ROAD FROM PALI MOMI STREET TO AIEA INTERCHANGE, AIEA, OAHU, U.S. Dept. of Transportation Federal Highway Administration and City and County of Honolulu Dept. of Public Works

Previously published July 8, 1985.

This draft EIS is also available for review at the Aiea Library.

Deadline: August 26, 1985.

DRAFT EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU, Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

Previously published July 8, 1985.

This draft EIS is also available for review at Mililani Library.

Deadline: August 22, 1985.

DRAFT EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

Previously published July 8, 1985.

This draft EIS is also available for review at the Hawaii Kai Library.

Deadline: August 22, 1985.
Please note deadline extension.

DRAFT REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

Previously published July 8, 1985.

This draft Revised EIS Addendum is also available for review at the Waianae Library.

Deadline: August 7, 1985.

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.

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR MAUNA LANI RESORT, KALAHUIPUA'A, SOUTH KOHALA, HAWAII, Mauna Lani Resort, Inc./State Land Use Commission

The applicant is requesting an amendment to the State Land Use District boundaries which involves changes in the designation of 654 acres: 486 acres would be redesignated from the Agricultural District to the Urban District, and 168 acres would be redesignated from Conservation to Urban. The tax map designations for the affected parcels are Third Division, 6-8-01: por. 22 and 6-8-22: por. 1. The applicant has also submitted a Conservation District Use Application (CDUA) to the State Board of Land and Natural Resources for permission to construct two golf holes and a public shoreline park and to establish the Puako Petroglyph Archaeological Park on a portion of the 775 acres that it leases from the State of Hawaii. Mauna Lani Resort is located between the Puako Beach Lots and the Waikoloa Beach Resort along the South Kohala shoreline on the Island of Hawaii. South of the Waikoloa Beach Resort, the coastline consists of vacant land for many miles; Hapuna Beach State Park and the Mauna Kea Beach Resort are to the north of the Puako Beach Lots. Kawaihae Harbor, West Hawaii's major port facility, is six miles north of Mauna Lani Resort. Waimea, the Kohala district commercial center, is approx. twelve miles to the northeast. Mauna Lani Resort, Inc. currently owns approx. 3,200 acres of land along the South Kohala coastline. Approx. 778.5 acres of this are within the Urban District, and these form the core of the Mauna Lani Resort. The County of Hawaii has designated the area as a "major resort" on its General Plan, and approved development of 3,000 hotel rooms, 3,182 resort residential units, shopping, recreational, and entertainment facilities, and supporting infrastructure. Thus far, an 18-hole golf course, 351-unit hotel, and 80-unit condominium project have been developed, together with a historic park, an extensive network of trails, and public beach facilities. A tennis club and beach club are planned, and the first phase of the Mauna Lani Point condominium project is scheduled to be completed by the end of 1985. Marketing studies conducted for Mauna Lani Resort, Inc., as well as its own evolving development strategy, have suggested the desirability of developing the resort at a lower density and with more recreational amenities than is possible under the existing master plan. Implementation of this revised master plan requires expansion of the Urban district from 778.5 to 1,432 acres, but entails no increase in the number of hotel or resort residential units. More specifically, the additional land is needed to:

a) provide a second golf course and additional open space and recreational areas;

b) create a public shoreline park north of Pauoa Bay;

c) allow the density of the development within the resort's residential and hotel areas to be decreased by approx. thirty percent, thereby increasing the amount of landscaping possible and allowing more design latitude and quality;

d) allow relocation of the hotel site now located along the eastern side of Honoka'ope Bay to a more suitable location at its southern end; and

e) accommodate support facilities that have been constructed in the Agricultural district adjacent to the existing Urban zone.

The approx. acreages of different land uses on the resort's fee land for the existing and proposed master plans are as follows:

Type of Use	Number of Acres Devoted to Use: Existing Plan	Revised Plan	Net Increase
Resort Hotel	124.2	144.5	20.3
Resort Residential	318.2	458.5	140.3
Commercial	27.1	40.9	13.8
Resort Support Facilities	5.8	110.9	105.1
Open/Road	57.0	173.2	116.2
Golf Course	205.0	370.0	165.0
Golf Course Reserve	0.0	86.3	86.3
Historic Preserve	23.7	23.7	0.0
Park	3.2	3.2	0.0
Recreation, Mis., Other	14.3	21.3	7.0
TOTAL	778.5	1,432.5	654.0

In addition, another 23 acres of golf course and additional park are proposed on the area leased from the State. The change in the State Land Use District boundary is needed to allow development of the resort at a lower density and with more recreational opportunities and visual amenities than is possible under the existing plan. It would increase the size of the Urban district from its existing 778.5 acres to approx. 1,432 acres. Despite the increase in the amount of Urban-zoned land at the resort, no increase in the number of hotel, resort condominium, or residential units is planned. The revised master plan for an expanded core resort area remains true to the original overall development concept of providing first class resort facilities within a self-contained resort community while retaining open space areas, historic and scenic resources, which reinforce the unique character of the resort. Foremost are plans to preserve views as well as natural and established features, including the shoreline, the Kalahuipua'a fishponds, historical sites, and mauka/makai trail systems. Further, plans call for the enhancement of access to these features, which will be retained in open space for public access and enjoyment. Finally, the pockets of development will be physically separated by open-space corridors.

Status: Currently being processed by the State Land Use Commission.

FINAL REVISED EIS FOR ERADICATION OF MARIJUANA ON STATE-OWNED AND MANAGED CONSERVATION DISTRICT LANDS, ISLAND OF KAUAI, Dept. of Land and Natural Resources, Division of Forestry and Wildlife

The Division of Forestry and Wildlife (DOFAW) of the Department of Land and Natural Resources (DLNR) proposes to eradicate, by chemical and physical means, marijuana (Cannabis sp.) growing on Conservation District lands owned and managed by the State of Hawaii on the island of Kauai. The objective of the eradication program is to preserve the character and resources of the state-owned and managed Conservation District lands in order to make these areas safe for public recreational and other uses, and to protect native plant and animal habitats from further destruction by persons engaged in the cultivation of marijuana. The state also has a duty and responsibility to stop illegal activities and eradicate contrabands on its lands. An additional objective of the proposed eradication program is to put potential growers on notice that they will be risking much time and effort with little chance of securing a harvest if they plant on state-owned Conservation District lands. The actual eradication operations will be undertaken by DLNR in cooperation with the Kauai County Police Department and Drug Enforcement Agency. The chemicals that will be used are glyphosate, sold commercially as Roundup; Chevron Weed Oil, a commercial preparation similar to diesel oil; and emulsion of diesel oil and water. **Paraquat will not be used.** Because it is not possible to identify the exact location where marijuana plants might be found and because swift follow-up is necessary for the success of the program, blanket approval from the Board of Land and Natural Resources (BLNR) is being requested whereby eradication actions would be approved by a person designated by the BLNR in accordance with the following process. In developing guidelines for the field operations program, the Dept. of Land and Natural Resources will consult with the U.S. Fish and Wildlife Service and others to identify essential habitats and other sensitive areas. They will determine the areas where: 1) Spraying by helicopter would be allowed; 2) Spraying by portable knapsack units would be allowed; and 3) Only manual eradication methods would be allowed. No chemical spraying will be done until this process has been completed and approved by the BLNR-designated authority. An oil and water emulsion is proposed for use because of its successful application on sugar cane

lands by the police departments of both Kaua'i and Hawai'i counties. The mixture is sprayed at low altitude from a helicopter through an extended boom. The sprayed marijuana plants die within a few hours, compared to several days or a week for other herbicides. The combination of large droplets and low-level delivery spraying results in very little drift, and has been very effective in eradicating marijuana without causing injury to the cane. Chemical spraying will be carefully controlled, following the mitigatory measures which are identified in this final EIS. It is expected that these measures will form the basis for conditions of approval of the Conservation District Use permit. Records will be kept on chemical spraying activities. A monitoring program will be established to determine: 1) The effectiveness of the marijuana eradication program, and 2) The effects on soils, groundwater, wildlife, and non-target vegetation. Results of the monitoring program will be evaluated and changes in eradication methods made, if necessary. Alternative methods of eradication being proposed include either hauling the marijuana away for disposal or leaving it on the site (for chemical eradication methods only). At present, only manual methods of eradication and physical removal are being used. The proposed action will add chemical eradication methods and on-site disposal to current practices. The major concerns relating to the use of chemicals in the eradication of marijuana plants are the potential impacts on plant and wildlife habitats; soils and groundwater resources; fresh water resources and aquatic creatures; and human health. The method of application is the critical factor. All application will be either by helicopter boom sprayer or by ground crews using knapsack sprayers. In places where the spraying of chemicals would not be prudent, marijuana will be removed by mechanical means. The spraying will be made on individual plants as much as possible. Broadcast spraying by fixed-wing aircraft will **not** be done. The operation will be conducted so as to maximize the safety of both the law enforcement officers conducting the operation and members of the public who may be present during the eradication process. Standard application practices and mitigatory measures will be employed to minimize offsite herbicide drift. They include: 1) Use of drop booms, that produce a relatively uniform distribution of large droplet sizes under low pressure. Large droplets have a far lower tendency to drift than smaller droplets; 2) Careful monitoring of weather so that adverse conditions such as windspeeds greater than 8 miles per hour, thermal inversions, unstable air, and the combination of high temperature and low humidity may be avoided; and 3) Observance of buffer distances to avoid drift to sensitive habitats such as streams. A summary of mitigatory measures is presented in the final EIS.

Status: Currently being processed by the OEQC.

NOTICES

PROPOSED AMENDMENT TO THE STATE DEPARTMENT OF SOCIAL SERVICES AND HOUSING, HAWAII HOUSING AUTHORITY EXEMPTION LIST.

Pursuant to Sec. 1:33 (a)(1) of the EIS Regulations, the State Dept. of Social Services and Housing and Hawaii Housing Authority has submitted a proposed amendment to their exemption list under Exemption Class #1 "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing" to include the temporary use and operation of existing land bank property for the purpose of temporary parking involving minor grading and surface preparation work. The HHA makes this request on the basis of the following reasons:

1. The temporary use of the land bank property will be administered by the

HHA under a revocable permit basis until a permanent road improvement program is implemented by HHA. This revocable permit may be cancelled with a 30-day notice.

2. The temporary use for parking purposes involves "negligible" or no expansion or change of use beyond that previously existing. Other than minor grading to permit proper drainage, the parking area will be oiled periodically to control dust and erosion.

3. The temporary parking use is considered "operational and maintenance-related" because it serves to assist the HHA in securing and maintaining the land bank property until such time the permanent use can be implemented.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman
Environmental Council
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Deadline for comments: August 22, 1985.

PROPOSED AMENDMENT TO THE CITY AND COUNTY OF HONOLULU, DEPARTMENT OF PARKS AND RECREATION EXEMPTION LIST.

Pursuant to Section 1:33 (a)(1) of the EIS Regulations, the City and County of Honolulu, Dept. of Public Works has submitted a proposed amendment to their exemption list under Exemption Class #6, "Continuing Administrative Activities", to include the acquisition of land for development of pedestrian and vehicular access. This request is based on the following:

1. Land area required for access to recreation areas will be minimal. Regardless of the existing designated land use, whether it be residential, agricultural, etc., the loss of area for these land uses will be insignificant.

2. Acquisition cash will be minimal.

3. One of the major functions of the Dept. of Parks and Recreation is to provide access to recreational areas.

4. Only minor improvements are required for development of pedestrian and vehicular access.

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman
Environmental Council
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Deadline for comments: August 22, 1985.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: August 14, 1985
Time: 5:00 p.m.
Place: State Capitol
Senate Conference Room #3
Second Floor
Honolulu, Hawaii