

EQC Bulletin

Environmental Quality Commission

550 Halekiauwa Street, Room 301, Honolulu, Hawaii 96813 - Phone: 548-6915

Vol. III

September 23, 1977

No. 18

REGISTER OF CHAPTER 343 DOCUMENTS

EIS PREPARATION NOTICES

The proposed projects have been determined to require environmental impact statements. EIS Preparation Notices are available from the respective proposing agency or applicant. Please request copies from the listed contacts. A 30 day period is allowed for requests to be a consulted party.

DEVELOPMENT OF CONTAINER HANDLING FACILITIES AT SAND ISLAND, HONOLULU HARBOR, OAHU, State Dept. of Transportation, Water Transportation Facilities Division

The development of container facilities at Sand Island includes all of the land acquisition and construction by the Water Transportation Facilities Division, State Dept. of Transportation; Matson Terminals, Inc.; and United States Lines, Inc.; north of the Sand Island Parkway and west of the U.S. Coast Guard Reservation at Sand Island. The 109 acre project site is bounded on the north by the Kapalama Basin and Channel. This project will be developed in two phases. The near-term phase refers to the Matson Terminals, Inc. relocation to Sand Island from Ft. Armstrong. The long-term phase refers to those action which will complete the development of the container handling facilities at Sand Island. Facilities to be developed in the near-term phase consist of: 1) a 1,450 ft. pier, 2) lift-on/lift-off paved container yard, 3) chassis parking area, 4)

container equipment maintenance building, 5) auto handling area, 6) container freight station building, 7) control tower, 8) molasses tank farm, 9) main gate area-gate house & scale, 10) oil line, 11) lift-on/lift-off gantries, 12) container yard & container freight station building (U.S. Lines), 13) roadway, and 14) bascule bridge.

The long term phase development comprise of: 1) a 140 ft. pier, 2) 679 ft. pier, 3) 326 ft. pier, 4) container yard (U.S. Lines), 5) fill-boat repair basin, 6) container yard (portions), and 7) land exchange with Coast Guard.

(This project is a portion of the reorganization of Honolulu Harbor as designated in the "1995 Master Plan for Honolulu Harbor", by the State of Hawaii Dept. of Transportation.)

Contact: Calvin Tsuda
State Dept. of Transportation
869 Punchbowl St.
Honolulu, Hawaii 96813
Phone: 548-2505

Deadline: October 24, 1977

EQC BULLETIN SUBSCRIPTION RENEWAL
Please see last page

MAKAI PARKING GARAGE, STATE CAPITOL COMPLEX, HONOLULU, OAHU, State Dept. of Accounting and General Services.

WAIALUA-HALELWA CIVIC CENTER, WAIALUA OAHU, State Dept. of Accounting and General Services

The parking facility proposed for construction will be located on the corner of Punchbowl St. and Kalekauwila St. This project will replace the existing surface parking lots that are to be eliminated during the construction of State Office Bldg. No. 2 which is in effect the expansion of Keelikolani Bldg. The parking structure will provide approximately 380 stalls.

Previously reported on Sept. 8, 1977

Contact: Lloyd Takahashi
State Dept. of Accounting and General Services
Division of Public Works
P.O. Box 119
Honolulu, Hawaii 96810
Phone: 548-5460

Deadline: October 8, 1977

ENVIRONMENTAL IMPACT STATEMENTS

Environmental Impact Statements listed are available for review at the following public depositories: Environmental Quality Commission Office; Legislative Reference Bureau; Sinclair Library, State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului, and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indication with project description).

KE-AHOLE AGRICULTURAL PARK, KE-AHOLE, NORTH KONA, HAWAII, State Dept. of Agriculture

The State Dept. of Agriculture plans to develop a 200-acre agricultural park within the confines of approximately 1,000 acres of state-owned land (TMK 7-3-10:33). The project site is located approximately 6 miles north of Kailua, Kona, and one mile mauka of Ke-ahole Airport. The area will be subdivided into 5-, 10-, or 15-acre leasehold plots for the cultivation of decorative plants, foliage, and other crops. The project will be phased according to the availability of water. Phase one, scheduled for 1979, involves the development of about 75 acres of land. Phase II will be developed when the transmission line is improved (probably in 1979). Residences for

Contact: Walter Kagawa
State Dept. of Accounting and General Services
Public Works Division
P.O. Box 119
Honolulu, Hawaii 96810
Phone: 548-4578

Deadline: October 24, 1977

INTERSTATE ROUTE H-3; HALAWA INTERCHANGE TO THE HALEKOU INTERCHANGE, OAHU, State Dept. of Transportation (Supplemental EIS Preparation Notice)

Previously reported on Sept. 23, 1977.

Contact: E. Alvey Wright, Director
State Dept. of Transportation
869 Punchbowl St.
Honolulu, Hawaii 96813
Phone: 548-3205

Deadline: October 8, 1977

GEOHERMAL RESEARCH FACILITY UTILIZING THE HGP-A WELL AT PUNA, HAWAII, State Dept. of Planning and Economic Development

Previously reported on Sept. 8, 1977

Contact: Esther Ueda
Dept. of Planning and Economic Development
P.O. Box 2359
Honolulu, Hawaii 96804
Phone: 548-2061

Deadline: October 8, 1977

the farmers may be constructed on each plot during phase II on individual 10,000 sq. ft. lots at a village center. Additional land will be set aside for a processing and distribution center and research work. Roads, electrical, communication, and sewer systems will be provided in phase I and will extend to phase II.

EIS also available at Kailua-Kona and Kealahou Libraries.

Deadline for Comments: October 24, 1977

KAPAA SANITARY LANDFILL EXPANSION, KAILUA, KOOLAUPOKO, OAHU, Dept. of Public Works, C&C of Honolulu

The proposed project calls for the expansion of the existing Kapaa Sanitary landfill in Kailua. The three land parcels to be added to the subject landfill contain approximately 134 acres and are located adjacent to the existing landfill and quarry operation area and to Awainui Swamp. The project site will be cleared, grubbed, and graded. Landfilling operations will employ the trench or area methods or a combination of these techniques. Initially, disposed refuse will consist of unprocessed wastes, which will be compacted and covered daily with a minimum 6" soil mantle. Other improvements in this project consists of the construction of a road and turn-around area extending from the Base Yard scale to the sites, a 24 ft. wide asphaltic concrete roadway from Kapaa Quarry Rd. to the site, a temporary unpaved operational road from the access road to the sites, and a single story office building. Drainage improvements and landscaping will also be included.

EIS also available at Kailua Library.

Deadline for Comments: Oct. 24, 1977

WAHIAWA CIVIC CENTER EXPANSION, WAHIAWA, OAHU, State Dept. of Accounting and General Services, Division of Public Works (Revised)

This project will entail the purchase of a 36,250 sq. ft. parcel from the City and County of Honolulu which will be used to expand the existing Wahiawa Civic Center. The civic center land area will increase from 2.6 acres to 3.4 acres. The expansion site is located between the two separate parcels (Wahiawa Library and State Office Bldg.) currently comprising the Civic Center site. A three-story building of about 28,550 gross sq. ft. is being planned to house various State agencies and the Wahiawa Satellite City Hall. Sitework will include demolition or removal of the three dwellings; minor clearing and grubbing; installation of utility lines, drainage structures, parking area lights; constructing circulation roads, driveway connections, walkways; and landscaping. Parking for 131 vehicles will also be provided.

Revised EIS also available at Wahiawa Library.

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

WAIKIKI TENNIS-COMMERCIAL BUILDING, WAIKIKI, OAHU, S&M Partners/Dept. of Land Utilization, C&C of Honolulu (Revised)

Previously reported on Sept. 8, 1977

Status: Accepted by the Dept. of Land Utilization, City and County of Honolulu, Sept. 9, 1977.

HALEIWA ROAD DRAINAGE IMPROVEMENT PROJECT, WAIALUA, OAHU, Dept. of Public Works, C&C of Honolulu

Previously reported on Sept. 8, 1977.

EIS also available at Waialua and Wahiawa Libraries.

Deadline for Comments: Oct. 8, 1977

NEGATIVE DECLARATIONS

A Negative Declaration is a determination by a proposing or approving agency that a proposed action does not have a significant effect on the environment and therefore does not require an EIS (EIS Regs. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60 day period during which litigation measures may be instituted. Copies are available upon request to the Commission. Comments may be made and sent to the proposing agency or approving agency. The Commission would appreciate receiving a carbon copy of your comments.

KAUAI

CONSTRUCTION OF A 410-ROOM HOTEL, POIPU, Island Holidays, Ltd./ Planning Dept., County of Kauai

This action comprise of the construction of a 410-room hotel building with a height of 71'8" to be operated together with 42 existing hotel rooms of the Waiohāi Hotel at Poipu. The hotel will include restaurants, shops and meeting rooms. A miniature golf course and three tennis courts will be added. The parking requirements consist of 226 on grade parking and 95 underground parking with a total of 311 stalls. Some of the older Waiohai cottages may also be replaced with newer but relatively similar structures. The 12.024 acre project site (Tax Map Keys 2-8-17: Parcels 7, 8, 12 and 20) contains the Kihouna Heiau, a historic site. Island Holidays, Ltd. intends to stabilize and maintain what remains of the Kihouna Heiau and to post an appropriate sign thereat for viewing by guests and the general public. The project will also include the installation of 12" water main from the intersection of the Old Poipu Rd. and Hoowili Rd., heading West along the Old Poipu Rd., approximately 2,250 lineal ft., and terminating at the existing 12" water main.

DIVERSIFIED AGRICULTURAL OPEPATIONS, HAENA, Charles Chu/State Dept. of Land and Natural Resources

The project involves the restoration of former taro patches on a 222,211 sq. ft. property identified as TMK 5-9-03:44 at Haena. Additional uses include the growing of sweet potatoes, bananas, corn, soy beans and other products for home consumption and family use. The raising of prawns is also contemplated. This project is located within the Conservation District.

COMMERCIAL CATAMARAN USE, KALAPAKI, Conrad Schwarze/State Dept. of Land and Natural Resources

Located within the Conservation District, this project proposes the use of State-owned beach lands adjoining TMK 3-5-02:2 at Kalapaki Beach confronting the Kauai Surf Hotel to beach a 24 ft. catamaran to board passengers. The catamaran will be used for one hour sails between 10:00 a.m. and 5:00 p.m.

HAWAII

PUANINAKO STREET EXTENSION (EAST), HILO, Dept. of Public Works, County of Hawaii

The Puaninako St. Extension project calls for land clearing and construction of a two-lane roadway extending easterly from the Kanoelehua Hwy. intersection for a distance of 10,500 ft. The roadways total right-of-way width will be 120 ft. and the initial two-lane pavement will be 24 ft. The project will also involve the acquisition of a 28.92 acre land area (TMK 2-1-13 and 2-2-47) which is owned by Hawaiian Homes Commission and Suisan Co., Ltd. The roadway is intended to provide access to: 1) the Hilo Airport Terminal; 2) the proposed Hawaii County Sports Complex and landfill/shredder facility; 3) the State owned lands zoned for industrial use; and 4) Hawaiian Homes Commission lands. This project will eventually be part of the cross-island highway as shown in the County General

Plan and all other transportation system schemes.

MAUI

PUBLIC UTILITY 2.3KV DISTRIBUTION LINE, MAKAWAO, Maui Electric Co., Ltd./State Dept. of Land and Natural Resources

A 1.5 mile long, 2.3KV overhead electrical transmission system is proposed for installation within State-owned conservation lands identified as TMK's 2-4-16:1 & 2 at Makawao. The project will service the new telemetering control building at Piiholo.

OAHU

AIRPORT EXIST ROADWAYS, HONOLULU INTERNATIONAL AIRPORT, State Dept. of Transportation

The proposal consists of the construction of the exit roadways to connect the Main Terminal with the Interstate H-1 Airport Interchange at Paiea St. and a second level entrance ramp into the existing parking garage at Honolulu International Airport. The exit roadways will begin at the Diamond Head end of the existing Main Terminal and connect to the H-1 freeway ramps and surface roads at Paiea St. (*The H-1 facilities on Paiea St. are currently being constructed and are scheduled for completion in November 1979.*) The exit roadways generally consist of: 1) extension of the viaduct for approximately 575 ft. Diamond Head of the existing viaduct stub; and 2) ramp and surface roadways to connect the Diamond Head end of the proposed viaduct and roadway system to Paiea St. and the elevated H-1 ramps at Paiea St. The 575 ft. extension of the existing viaduct and roadway system will provide enplaning and deplaning passengers access to future overseas terminal expansion. Four ramps will provide traffic movements between terminal roadways and Paiea St. Existing plantings between the terminal and the Pan American cargo

area will be removed. New landscaping will be provided. The new second level entrance ramp will connect the second level viaduct with the second floor of the existing garage near the Diamond Head end of the garage. Two entrance gates will be provided inside the garage at the ramp entrance to issue parking tickets.

REZONING REQUEST, AIEA, St. Timothy's Episcopal Church/Dept. of Land Utilization, C&C of Honolulu

The request involves the rezoning of a 3-acre parcel from R-6 Residential to A-1 Apartment. The project site is just ewa of the Kam Drive-In theater and is bounded by Moanalua Rd., Moanulua Lp. and Kaonohi St. in Aiea. Preliminary development plans for the subject parcels include two alternatives. The first alternative would be for the construction of approximately 176 one-bedroom apartments targeted for low-, middle-, and middle-fixed income, senior citizen households. Parking for 44 vehicles would be provided. The development of about 150 two-bedroom units for low-middle and middle-income households comprise the second alternative. A total of 188 parking stalls would be constructed.

RECREATIONAL IMPROVEMENT TO MALAEKAHANA STATE PARK, KOOLAULOA, State Dept. of Land and Natural Resources, Division of State Parks

Malaekahana State Park lies on the northern shore of Oahu between Kahuku and Laie and is bounded by Kamehameha Hwy. on the west and Malaekahana Bay on the east. The area also includes two offshore islands, Kihewamoku Island (3.3 acres) and Mokuauia Island (12.5 acres) which have been designated as bird sanctuaries. The 155 park site will be developed in phases. The improvements will include clearing of camping and picnic areas, grubbing, grading, installation of utilities, landscaping, roadways, construction of restrooms and pavilions, demolition of existing

deteriorated structures. Eventually, construction of a caretaker's residence. Alternatives being considered for Mokuauia Island include: 1) no public recreation use; 2) allow public recreation use of the beaches but not permit entry upon the island beyond the vegetation line except by special permit; and 3) allow the general public to visit the island for sightseeing and interpretive purposes as well as for recreational use of its beaches and fishing off its shore. Phase I improvements is scheduled to begin in February 1978 and will involve 74 acres of land on the Laie end.

KAILUA SEWAGE TREATMENT PLANT SLUDGE DEWATERING FACILITIES, KAILUA, Dept. of Public Works, CSC of Honolulu

Two centrifuges and appurtenant equipment will be installed at the Kailua Sewage Treatment Plant to dewater sewage sludge. These centrifuges will replace the existing sludge drying beds which have been a source of odors. The project also includes the construction of: 1) a 42 ft. by 34 ft., 20 ft. high, concrete masonry structure to house the equipment; 2) a 20 ft. by 20 ft. drive way and 60 ft. by 80 ft. parking area; 3) approximately 175 ft. of 6" cast iron pipes to route the sludge from existing digesters to the centrifuge; and 4) approximately 190 ft. of 8" vitrified clay pipes to recycle centrate from the centrifuge to the headworks of the treatment plant. The action will not alter any other treatment process, including disposal of dried sludge at the Kapaa sanitary landfill.

EXTENSION OF EXISTING BOAT PIER, KANEHOE BAY, Thomas Pico/State Dept. of Land and Natural Resources

An existing boat pier fronting Kaneohe Bay which adjoins a residence identified as TMK 4-4-37:40 is proposed for construction. The project is within the Conservation District.

INSTALLATION OF WATER DELIVERY SYSTEM, WAIANAE, Waianae Kai Development, Inc./State Dept. of Land and Natural Resources

Located within the Conservation District, this project will involve the on-surface installation of approximately 3,000 linear ft. of 2" plastic piping on a portion of TMK S-5-06:1 at Waianae. The pipe-line provide water to an adjoining State-owned parcel leased to Waianae Kai Development, Inc. for the development and operation of a youth educational-recreational camp.

WAIANAE HIGH SCHOOL 10-CLASSROOM BUILDING, WAIANAE, State Dept. of Accounting and General Services

This project comprise of the construction of a 12,420 sq. ft., two-story building. The structure will be constructed within the existing school campus.

SUBDIVISION OF LOT 211, KEWALO, State Dept. of Hawaiian Home Lands

This action involves subdividing an existing residential lease lot containing 12,200 sq. ft. into two separate lots. The resubdivided lot will consist of a 9,000 sq. ft. lessee residential lot and a triangular remanent parcel measuring approximately 3,000 sq. ft. that will be withdrawn from the existing lessee's residential lease. The steep and rocky topography features of the triangular lot have placed a disadvantage on the lessee in complying with the terms, covenants and conditions of the Hawaiian Homes Commission Residence Lot Lease.

DOLE STREET RELIEF SEWER, HONOLULU, Dept. of Public Works, CSC of Honolulu

Located in lower Manoa, the project consists of the installation of approximately 2,100 linear ft. of 10" to 15" vitrified clay pipe with 6" laterals. The pipe will begin at an existing manhole at the

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REGISTER OF SHORELINE PROTECTION
ACT DOCUMENTS

The following documents have been filed with the City and County Dept. of Utilization pursuant to Ordinance 4529, relating to be Interim Shoreline Protection District for Oahu. All of the projects below are located within the Special Management Area of Oahu. Comments on these projects may be directed to the Dept. of Land Utilization, C&C of Honolulu.

Environmental Impact Statement

KAWAINUI RESIDENTIAL DEVELOPMENT,
KAILUA, Harold K.L. Castle Trust
Estate (Final)

Castle Estate proposes to develop 764 residential dwelling units on approximately 236 acres of Urban designated land adjoining the City-owned Kawainui Swamp property in Maunawili Valley, Kailua. About 80 acres will be left for open space with the remaining acreage being utilized for the residential dwellings, roadways, park uses and other supporting uses. Plans call for phased development over a period of 10 years. An additional two years will be necessary for offsite improvements.

Status: The Dept. of Land Utilization, C&C of Honolulu's non-acceptance of this project was on May 3, 1977. After further clarification of certain points raised in the above document, the DLU concluded that the EIS is now acceptable. This acceptance was on Sept. 7, 1977.

Negative Declaration

LOW-RISE NEIGHBORHOOD SHOPPING CENTER,
KAILUA, Rinker & Nolan, Inc.

Rinker and Nolan, Inc., proposes a low-rise, one-story neighborhood shopping center to be located at the intersection of Mokapu Rd. and Kaneohe Bay Dr. The shopping complex will consist of approximately 18,000 sq. ft. of commercial floor area, fast food outlets restaurants

intersection of Alexander and Dole Streets, and proceeds in an easterly direction along Dole St. The sewer will relieve the existing surcharged lines on Alexander St. and Metcalf St. downstream of Dole St. This action will eliminate the sub-standard 6" sewer on Dole St.

SINGLE-STORY COMMERCIAL STRUCTURE,
WAIKIKI, Group Architects Collabora-
tive, Inc./Dept. of Land Utilization,
C&C of Honolulu

The modification of an existing Shell Service Station and a new single-story addition of 2,710 sq. ft. is proposed on land situated between Kalakaua and Kuhio Avenues, Ewa of the Waikiki Gateway Hotel. The structure will be used as a retail outlet for ABC Discount stores. Parking accommodations for 5 vehicles will be provided. The project site contains 12,946 sq. ft.

HECO SUBSTATION FACILITIES, WAIKIKI,
Hawaiian Electric Co., Inc./Dept.
of Land Utilization, C&C of Honolulu

The project involves the construction of an electrical substation and two 46 KV transmission lines connecting to existing lines on Kapahulu Ave. The substation site is located on the ewa side of Ohua Ave. between Kuhio Ave. and Ala Wai Blvd. Hawaiian Electric Co. requested a variance from Ordinance No. 4573 regulations which requires utility installations to be completely out from view and utility lines to be constructed underground unless an exception is made by the City Council. The variance will enable HECO to construct the electrical substation without screening it from view and the transmission line to be installed overhead.

and adjunct parking facilities. These facilities will replace the existing Pali Palms Hotel and Pinky's Boiler. The 3.09 acre parcel is zoned for commercial use and is identified as TMK 4-4-23:1 & 2.

CONDOMINIUM DIAMOND HEAD, HONOLULU,
Evan Clair Hoogs

The project is for the construction of an 8-unit, 3-story luxury condominium located at 2889 Kalakaua Ave. in the Diamond Head District. The 7,218 sq. ft. site (TMK 3-1-32:24) is zoned A-4 Apartment District and is somewhat between the Colony Surf Hotel and Apartment building.

EQC BULLETIN SUBSCRIPTION REQUEST/RENEWAL FORM

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