

EQC Bulletin

Environmental Quality Commission,
550 Hahaione Street, Room 301, Honolulu, Hawaii 96813 - Phone: 548-6915

Vol. IV

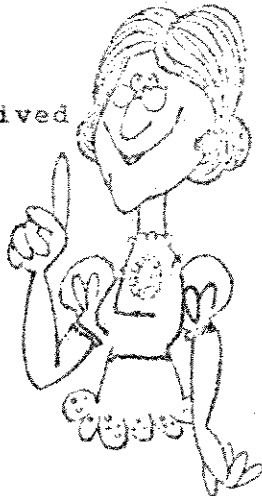
April 23, 1978

No. 08

REGISTER OF CHAPTER 343 DOCUMENTS

QUARTERLY SUMMARY

"DID YOU KNOW THAT during January, February and March 1978, the EQC received 83 Notices of Determinations... of this total - ..there were 12 EIS Preparation Notices; ..71 Negative Declarations; and that Five of the Six EIS's reviewed were Agency actions? Also, on March 31, 1978 the EIS system had ..14 EIS's being revised; ..10 Revised EIS's being processed for Acceptance; and ..7 Revised EIS's were deemed acceptable during the three month period?"



EIS PREPARATION NOTICES

The following proposed projects have been determined to require environmental impact statements. Anyone may ask to be consulted in the preparation of these EIS's by writing to the listed contacts. The contacts will provide copies of the EIS preparation notices. A 30 day period is allowed for requests to be a consulted party.

KAHUKU WATER DEVELOPMENT, KAHUKU, KOOLAULOA, OAHU, Board of Water Supply, City and County of Honolulu

Contact: Lawrence Whang
Board of Water Supply
City and County of Honolulu
630 South Beretania
Honolulu, HI 96813

Deadline: May 8, 1978

KEWALO PLANT QUARANTINE STATION DECONTAMINATION OF HAWAII DEVELOPMENT IRRADIATOR, HONOLULU, State Department of Accounting and General Services

The EIS preparation notice for this project has been revised through the addition of: "J. Agencies to be consulted in the preparation of the EIS." See EQC Bulletin, Vol. IV, No. 07, April 8, 1978.

Contact: Henry Yasuda
State Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

Deadline: May 8, 1978

ENVIRONMENTAL IMPACT STATEMENTS

Environmental Impact Statements listed here are available for

review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Hamilton Library, State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului, and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated with project description). Comments may be made and sent to: 1) the proposing agency or applicant; and 2) accepting authority or approving agency (indicated on the EIS routing slip). A 30-day period is allowed to send written comments on the EIS.

PUMP, CONTROLS, PIPELINE AND STORAGE TANK, KOLOA-POIPU, KAUAI, State Department of Land and Natural Resources

This action would connect an existing exploratory well, located a mile east of Koloa Mill, to the Kauai County water system in Poipu. The project entails the installation of a 1,200 gallon per minute (gpm) pump, pump controls and pump control building; the construction of a 1.5 million gallon reinforced concrete storage tank; and the laying of approximately 7,300 feet of 16-inch pipe, 7,400 feet of 18-inch pipe and 700 feet of 8-inch pipe to improve service to the residents of the Poipu area. Ancillary work at both the well and tank sites would consist of site preparation and grading, landscaping, the construction of access roads and the installation of chain link fencing. The project location is an area which is predominantly under sugar cane cultivation. Down along the coast, 1.5 miles from Koloa Town, is Poipu, a growing resort center on Kauai. Several hotels and condominiums have been built with many others in the planning stage.

EIS also available at Hanapepe, Kapaa, and Waimea Branch Libraries.

Deadline for Comments: May 23, 1978

KAHOOLAWE ISLAND TARGET COMPLEX, HAWAIIAN ARCHIPELAGO, U.S. Department

of the Navy (Draft Supplement to the Final EIS - NEPA only)

Previously reported on March 23, 1978

Draft Supplement to the Final EIS available for public review at the following locations:

Headquarters, Commander Pacific Division, Naval Facilities Engineering Command, Makalapa, Pearl Harbor; Office of the Mayor in all four counties; all State public libraries, including Bookmobiles, University of Hawaii Hamilton and Sinclair Libraries; and the City Hall Satellites on Oahu.

For further information, contact Captain P. B. Walker, JAGC, USN, c/o Code 09F, Pacific Division, Naval Facilities Engineering Command, Pearl Harbor, HI 96860, telephone number 808-471-0708.

Deadline for Comments: May 1, 1978.

A PROPOSAL FOR ACQUISITION, DEVELOPMENT AND OPERATION OF THE KEALIA POND NATIONAL WILDLIFE REFUGE, MAUI, U.S. Department of the Interior, Fish and Wildlife Service (NEPA only)

Previously reported on April 8, 1978.

Draft EIS available at the Hawaii State Main Branch Library and the Wailuku Branch Library

Deadline for Comments: April 28, 1978.

DETAILED PROJECT REPORT AND FINAL EIS KEKAHA BEACH SHORE PROTECTION, KEKAHA KAUAI, U.S. Engineer District, Honolulu (NEPA only)

The Kekaha Beach erosion control project is a federal and State planned and funded project to reduce or eliminate erosion of the shoreline and damage to Kaunualii Highway. The proposed plan involves the construction of a 5,800-foot-long shoreline revetment beginning at Kala Road and extending westward along the coastline. Approximately 21,500 cubic yards of rocks would be required to

construct the revetment would have a crest elevation of 12.0 feet above MLLW and a width of 20 feet.

This document is also available at the Hanapepe, Waimea, Kapaa and Koloa Libraries.

SAND ISLAND DEVELOPMENT OF CONTAINER HANDLING FACILITIES, HONOLULU, OAHU, State Department of Transportation, Water Transportation Facilities Division (Final)

The development of container facilities at Sand Island includes all of the land acquisition and construction under the jurisdiction of the State Department of Transportation, north of the Sand Island Parkway and west of the U.S. Coast Guard Reservation. The 161 acre project site includes the area presently being used for container handling and is bounded on the north by the Kapalama Basin and Channel. The development would consolidate Matson and U.S. Lines container and freight handling operations at Sand Island. The initial phase of the project would involve the relocation of the Matson Terminals Inc. from Ft. Armstrong to Sand Island. The completion phase of the project would be on an "as-required" basis. The project would entail extensive paving of a previously semi-developed area, and the addition of buildings, piers, and other equipment such as gantries and storage tanks. Related developments would also occur, such as improvements to the Sand Island Access Road, construction of Sand Island Parkway, construction of a second bridge spanning Kalihi Channel, and dredging to deepen the harbor.

Final EIS also available at Kalihi-Palama, Liliha, and McCully-Moiliili Branch Libraries.

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

LEEWARD SANITARY LANDFILL, MAKAIWA, EWA, OAHU, Department of Public Works, City and County of Honolulu (REVISED)

Makaiwa Gulch has been selected as the site for the Leeward sanitary landfill. The project is located in the Ewa District, directly mauka of Farrington Highway and between Waimanalo Gulch on the west and Palailai Gulch on the east. The proposed site has a capacity of approximately 16,625,000 cubic yards with an approximate life of 31+ years based on a disposal rate of 500 tons per day. Calculations are based on wastes being compacted to 1,000 pounds per cubic yard and include cover material in the amounts of 1/3 of the waste deposited. Soiled waste refuse would be placed and compacted for final disposition. At the end of a day's activities, the refuse would be covered with a 6-inch soil mantle. Site improvements consist of: 1) clearing and grubbing, 2) permanent roads from the public road system to the site, 3) a scale to record the weight of refuse, 4) office building, 5) utilities, 6) drainage system and 7) landscaped buffer zone. Peripheral and litter fences may also be included.

Revised EIS also available at Waianae Waipahu, Ewa Beach, and Wahiawa Branch Libraries.

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

HALEIWA ROAD DRAINAGE IMPROVEMENT PROJECT, WAIALUA, OAHU, Department of Public Works, City and County of Honolulu (REVISED)

Previously reported on February 8, 1978.

Status: Accepted by the Department of Land Utilization, City and County of Honolulu, April 12, 1978.

MILILANI SEWAGE TREATMENT PLANT EFFLUENT DISPOSAL SYSTEM, MILILANI, OAHU, Department of Public Works, City and County of Honolulu (REVISED)

Previously reported on February 8, 1978.

Status: Accepted by the Department of Land Utilization, City and County of Honolulu, April 12, 1978.

public is free to offer comments. Negative declarations may be contested in court only for 60 days after notice is published here. Negative declarations have been filed for the following actions:

HALAWA STREAM MAINTENANCE DREDGING, HALAWA, OAHU, Department of Public Works, City and County of Honolulu (REVISED)

Previously reported on February 23, 1978.

Status: Accepted by Governor George R. Ariyoshi, April 7, 1978 and by the Department of Land Utilization, City and County of Honolulu, April 12, 1978.

KAUAI

ACQUISITION OF PROPERTIES, PUU KAA SUBDIVISION, KAPAA, Department of Social Services and Housing, Hawaii Housing Authority

The proposed project involves the acquisition of 25 improved residential houselots from ASB Properties, Inc. by the Hawaii Housing Authority (HHA). The Hawaii Housing Authority would construct dwelling units on the lots for home sales to families with low and moderate incomes qualified under HHA guidelines. The 25 lots are part of a 136-lot subdivision known as "Puu Kaa Subdivision", TMK 4-6-09:20 in Kapaa. The properties are zoned R-6 residential ranging in size from 5,846 square feet to 7,167 square feet per lot.

PROPOSED IMPROVEMENTS OF HAMAKUA DRIVE AND RELATED STREETS SERVING THE KEOLU-ENCHANTED LAKE AREA, KAILUA, OAHU, Department of Public Works, City and County of Honolulu (REVISED)

Previously reported on February 23, 1978.

Status: Accepted by the Department of Land Utilization, City and County of Honolulu, April 12, 1978.

HAWAII

AINAOA HOUSELOTS SUBDIVISION, SOUTH HILO, Department of Social Services and Housing, Hawaii Housing Authority

Hawaii Housing Authority (HHA) proposes to purchase the land and provide financing to develop 42 single family dwellings on a 17.8 acre site along Ainaola Drive in the vicinity of Kawailani Street, Upper Waikeke Homestead area, South Hilo District. The project, a joint venture between HHA and Lehua Realty, would provide homes to eligible applicants under the requirements of the HHA. The living area for the homes is anticipated to be 1,056 square feet and the lot size would measure about 15,000 square feet.

WAIKANE RESIDENTIAL SUBDIVISION, WAIKANE, KOOLAUPOKO, OAHU, Windward Partners/Department of Land Utilization, City and County of Honolulu (REVISED)

Previously reported on April 8, 1978.

Status: Accepted by the Department of Land Utilization, City and County of Honolulu, April 7, 1978.

NEGATIVE DECLARATIONS

A negative declaration is a determination by a proposing or approving agency that a proposed action will not have a significant effect on the environment and therefore does not require an EIS. Copies are available upon request to the Commission. Thereof Hawaii is no formal review period, but the

RENOVATIONS TO UNIVERSITY OF HAWAII BUILDINGS PREVIOUSLY OWNED BY THE CANADA-FRANCE-HAWAII TELESCOPE CORP., HALE POHAU, HAMAKUA DISTRICT, The Research Corporation of the University

Located within the Hale Pohaku State Park, the project site is approximately 9,200 foot elevation above sea level and is about six miles from the Saddle Road. The proposed project comprise of the renovation of the interiors of the dormitory and mess hall buildings to accommodate staff working at the summit of Mauna Kea. Improvements include: the removal of existing interior partitions and installation of new partitions to comply with Building Code; the conversion of a bedroom into a bathroom; the installation of a ventilation system with humidifier, heaters, light fixtures and outlets, and carpeting. A linen closet will be included in the recreation area of the mess hall building.

OAHU

USE OF AIRSPACE BELOW HIGHWAY VIADUCT, INTERSTATE HIGHWAY FAP NO. IH1-1 (16) VICINITY OF WAIMALU TO EAST OF AIEA STREAM, EWA DISTRICT, State Department of Transportation

Ron Hayes proposes the use of State-owned property under the viaduct of the H-1 Freeway at Moanalua Road for a batting practice facility for ball players of all ages serving the needs of the immediate surrounding area of Pearl City, Aiea, and Waipahu. The facility would consist of four automatic pitching machines which would pitch rubber-coated balls at various speeds.

RELOCATION OF LEEWARD DISTRICT OFFICE TO PEARL CITY ELEMENTARY SCHOOL, PEARL CITY, State Department of Accounting and General Services

The action consists of renovating surplus classrooms at Pearl City Elementary School for the Leeward Oahu District Office. The District Office is presently located on the third floor of the Westgate Shopping Center. The project includes the construction of a driveway off Kamehameha Highway and a walkway from the cafeteria. Some play equipment would also be relocated.

DISPOSITION OF SURPLUS REMNANT LANDS ALONG WAIMALU STREAM, WAIMALU, EWA, Department of Public Works, City and County of Honolulu

The proposed project is to dispose of a portion of the remnant land created by the realignment of Waimalu Stream for Waimalu Stream Flood Control, Unit IV, upstream of Moanalua Road for a reach of 2,500 feet. The parcel of land hedged between the southeast side of Waimalu Stream and the residential lots along the northwest boundary of Waimalu Garden Tract is located 300 feet upstream of Moanalua Road. Portion of the remnant land would be subdivided and sold to the adjoining property owners. The total land area to be sold is 79,910 square feet which would be subdivided into 6 parcels with areas ranging from 2,792 square feet to 15,541 square feet.

12-INCH WATER MAIN ALONG LEHUA AVENUE FROM KAMEHAMEHA HIGHWAY TO ROAD "A", PEARL CITY, Board of Water Supply, City and County of Honolulu

The proposed project consists of the replacement of approximately 1,600 lineal feet of 12-inch waterline along Lehua Avenue. This action would replace the existing 12-inch main which is old and subject to breaks.

8-INCH WATER MAIN AT ROSE STREET FROM KAMEHAMEHA IV ROAD TO ARSENAL ROAD, HONOLULU, Board of Water Supply, City and County of Honolulu

This action consists of replacing the existing 6-inch cast iron waterline under Rose Street from Arsenal Road to Kam IV Road with an 8-inch waterline of approximately 1,200 feet in length. Upon installation of the new 8-inch waterline, all laterals and fire hydrants will be severed from the old waterline and connected to the new waterline. The larger waterline would meet the increasing demands for water to the parcels along the project site, it and when all of the under-utilized parcels are developed as permitted by the

B-2 Community Business District.

8-INCH WATER MAIN ALONG KOALELE STREET FROM PAUOA ROAD TO KANEALII AVENUE, HONOLULU, Board of Water Supply, City and County of Honolulu

Approximately 510 linear feet of an 8-inch water main would be installed to replace the existing 6-inch water mains located in two easements, running north-south, one approximately midway between Koalele and Lae Streets and the second midway between Hiilawe and Koalele Streets all bounded by Pauoa Road and Kanealii Avenue. A fire hydrant would also be added to the project site.

8-INCH WATER MAIN ALONG HAU STREET FROM HOKAUBA STREET TO KALIHI STREET, HONOLULU, Board of Water Supply, City and County of Honolulu

The project entails the installation of approximately 730 linear feet of an 8-inch water main located in the right-of-way of Hau Street. The proposed 8-inch water main would replace the existing 2-inch waterline. Two fire hydrants would also be added to the project site.

RE-ZONING REQUEST, TMK 4-5-71: 2, 3, 4, 5, 7, 8, 9, 10, KANEHOE, Key, Inc./ Department of Land Utilization, City and County of Honolulu

Key Incorporation requests rezoning from the Department of Land Utilization for a 87,228 square foot parcel. The parcel fronts Likelike Highway, near the intersection with Kamehameha Highway. Plans for use of the parcel comprise the construction of: 1) a four story building with a total floor area of 60,000 square feet; 2) a one story building with a floor area of 2,400 square feet; and 3) paved parking area for 77 vehicles, with access to Likelike Highway.

KEOLU HILLS PLAYGROUND, KAILUA DISTRICT, Department of Parks and Recreation

Keolu Hills Playground is located just north of the Keolu Hills Sub-division in the Kailua District. The project would entail the reconstruction of two basketball and two volleyball courts, and the installation of floodlighting.

ENCHANTED LAKE PLAYGROUND, KAILUA, Department of Parks and Recreation, City and County of Honolulu

Improvements to Enchanted Lake Playground include the construction of concrete drainage swale approximately 540 feet long, walkways, and fencing along the softball fields.

CONSOLIDATION AND RESUBDIVISION OF LOTS 96 AND 97, WAIANAE RESIDENCE LOTS, UNIT I, WAIANAE, State Department of Hawaiian Home Lands

The boundaries of lots 96 and 97 of the Waianae Residence Lots-Unit I would be revised to permit the house and carport of Lot 96 to have the proper boundary side yard building setback of six feet.

MAILI BEACH PARK ADDITION, WAIANAE DISTRICT, Department of Parks and Recreation, City and County of Honolulu

The project comprise of the incremental development of recently acquired 26-acre parcel of land located adjacent to the existing and developed 14-acre Maili Beach Park. Phase I improvements would include clearing, grubbing, grading, grassing, landscaping and the installation of an irrigation system. Latter phases would consist of the construction of comfort stations, bath houses, roadway system and parking, and additional landscaping.

MAKIKI DISTRICT PARK, HONOLULU,
Department of Parks and Recreation,
City and County of Honolulu

Makiki District Park is situated at the foot of Makiki Heights and is surrounded by Keeaumoku Street, Wilder Avenue, Makiki Street and the Lunalilo Freeway. The project would be developed in five phases comprising of the following:

Phase I - installation of sewer and waterlines and blockage of some existing lines; clearing and grubbing of site with landfill; addition of topsoil, grass, shrubs and trees; renovation of Administration, Agee and Arts and Crafts Buildings which include general upgrading inside and outside; construction of play courts with lighting, parking lot, and a tot lot playground.

Phase II - construction of children's play area; installation of sidewalks, roads, court yard ground cover and addition of shrubs and trees; and extensive renovation of Arts and Crafts Building.

Phase III - installation of pipes and connectors to existing DMH; further cleaning and landfilling; addition of topsoil, grassing, shrubs and trees; construction of volleyball courts, basketball courts, picnic table with benches, benches, 50 stall parking lot, shuffleboard courts, croquet court, extensive renovation of the Office and Agee Building.

Phase IV - construction of trellises comfort stagtion and outdoor lighting.

Phase V - construction of swinging pool, shower and dressing room; training pool,

equipment room, and bleachers.

HOTEL ADDITION, TMK 2-6-26, WAIKIKI,
Pacific Beach Corporation/Department
of Land Utilization, City and County
of Honolulu

The building addition would connect the existing Pacific Beach Hotel and its new extension, which is under construction. The proposed structure would be located on a 7,900 square foot lot and consist of three floors with a total floor area of 27,765 square feet. This project also includes Pacific Beach Corporation's acquisition of the portion of Koa Avenue between Liliuokalani and Kealohilani Avenues, which is designated for deletion on the Development Plan and the Waikiki Special Design District maps. In exchange for this section of Koa Avenue, Pacific Beach corpoarition proposes to cede a 20 foot wide strip along Liliuokalani Avenue to the City and County for future street widening.

PREPARATION NOTICE

HALEKULANI HOTEL EXPANSION, WAIKIKI,
Halekulani Hotel, Inc./Department of
Land Utilization, City and County of
Honolulu

The project consists of the redevelopment of two parcels consisting of five acres at the site of the existing Halekulani Hotel. The Halekulani Hotel is on the Hawaii Register of Historic Place. It has also been nominated to the National Register of Historic Places, but its official designation has not yet occur. The redevelopment plan include the demolistment of all or none of the existing facilities. The most likely plan would retain the main structure which includes the lobby, restaurant and other public places and the house Without A Key. The numerous wood-frame bungalow cottages would be demolished and new hotel units would be constructed in their place. The mauka parcel would be the probable location of a parking garage and

support facilities. The guest units may be increased from the existing 189 rooms to between 400 and 500 rooms. These would be contained in one or several medium rise structures. Various accessory services facilities, including vehicular access, parking, sewers, drainage, and water supply would depend upon the development scheme adopted.

Contact: William Clapp
The Halekulani Hotel, Inc.
2199 Kalia Road
Honolulu, Hawaii 96815

Deadline: May 23, 1978

DECLARATORY RULING #77-01:
CONCERNING AGENCY/APPLICANT ACTIONS

The Environmental Quality Commission on its own motion ruled upon a recurring question that has lent itself to conflicting interpretations. This ruling was made at the Commission meeting of November 30, 1977.

The instant case generating this ruling involves a project covered by conservation district use application OA-4/2/75-657 on file with the Department of Land and Natural Resources. This project is proposed by the Hawaiian Electric Company, Inc., and entails installation of 138 KV transmission lines from Halawa to Pukele. The transmission lines would cross conservation district lands, portions of which are owned by the State. Chapter 343, HRS, is therefore applicable on two counts. The use of conservation district lands by HECO would constitute an applicant action under HRS Section 343-4(c); the entitlement to State lands by DLNR would constitute an agency action under HRS Section 343-4(b). At issue is, who is responsible for meeting Chapter 343 requirements: HECO as the applicant, or DLNR as a agency?

to remove uncertainties regarding the applicable law in this matter, the Commission declared as follows:

1. The HECO proposal is comprised of two distinct aspects in terms of Chapter 343, HRS. The first involves land use by HECO; the second, land disposition by DLNR. Applicable requirements under Chapter 343 are different for the two aspects, such that satisfactory completion of requirements for the one will not lay to rest requirements for the other.
2. The land use aspect involves HECO's proposal to install transmission lines within the conservation district. DLNR has assessed this proposal and required an EIS from HECO under HRS Section 343-4(c). DLNR will, as the approving agency, determine the acceptability of this EIS.
3. The land disposition aspect arises if DLNR regards the proposed land use as appropriate. Prior to granting entitlement to State lands for that use, DLNR shall satisfy the requirements of HRS Section 343-4(b).
4. DLNR may satisfy any need for an EIS as determined under item 3 above by incorporating in whole or in part the EIS required and accepted under item 2. This option is available through HRS Section 343-4(e), which states:

Whenever an agency proposes to implement an action..., the agency may consider and, where applicable and appropriate, incorporate by reference in whole or in part... previously accepted statements.

EIS Regulation 1.32 provides the following criteria for incorporating previously accepted statements:
 - a. The information in the referenced EIS must be "pertinent to the decision at hand" and must have "logical relevancy and bearing to the action being considered."
 - b. The referenced EIS must be for an action "substantially similar to and relevant to" the action being considered.

Because the State lands in question are part of the transmission line corridor covered by the HECO EIS, these criteria are met, and DLNR may incorporate the HECO EIS as necessary.

5. In the event the HECO EIS suffices in whole or in part to entirely cover DLNR's land disposition action, an EIS preparation notice need not be filed, nor need consultation and public review again be undertaken. Two sets of the incorporated EIS and a cover letter should be filed with the Governor for acceptance, along with twenty copies with the Environmental Quality Commission for distribution to public depositories.

ENVIRONMENTAL QUALITY COMMISSION
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