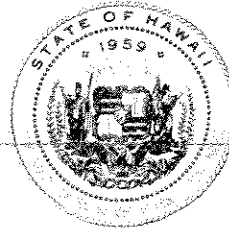


EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

DONALD BREMNER
Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VI

February 8, 1980

No. 03

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

9-1-11: 1-7).

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

CONTACT: Mr. Richard Sennelly
MSM & Associates, Inc.
926 Bethel Street
Honolulu, Hawaii 96813
Phone: 533-1725

DEADLINE: March 9, 1980.

EWA MARINA COMMUNITY PROJECT, HONOULIULI, EWA, OAHU, MSM & Associates, INC./Dept. of Land Utilization, City and County of Honolulu

SHOPPING CENTER PROJECT, 39 ACRE PARCEL, HAWAIIAN HOME LANDS, KANOE-LEHUA AT PUAINAKO, HILO, HAWAII, Orchid Isle Group, A Limited Partnership/Dept. of Hawaiian Home Lands

The applicant proposes to develop a 1,100+ acre residential/recreational area having 7,200 residential units; a marina consisting of 6 miles of internal waterway systems and 2,500 boat slips; an expanded Oneula Beach Park complex; 1.5 miles of beach frontage; parks; greenbelts; lake; lagoon; a combination commercial and light industrial complex at the Marina Village; and a Fishing Village to include theater, professional offices, a low rise hotel, and a shopping center. The project will be developed in 2 phases, with Phase I involving 707 acres and Phase 2 involving 389 acres. The proposed project will attract an estimated population of 21,000 people. Approx. 770 acres of the project site are currently under sugar cane cultivation. The project site is bounded on the east by Ft. Weaver Rd., on the southeast by Papipi Rd., on the south by the ocean, and on the west and north by Barber's Point Naval Air Station and agricultural land (TMK: 9-1-12:por. 1, 2, 5-8, 10-16 &

The applicant proposes to develop a 420,000 sq.ft. shopping center on a 39-acre parcel of land at the intersection of Kanoelehua Ave. and Puainako St. (TMK:2-2-47:6,por. 01). Most of the buildings will be one-story in height, with a small amount of second story space. The project also includes parking for a minimum of 2,500 cars, an enclosed air-conditioned mall with amenities, and extensions to Makaala and Ohuohu Streets.

CONTACT: Redevco Properties, Inc.
190 South King Street
Suite 1816
Honolulu, Hawaii 96813
Phone: 531-3777

DEADLINE: March 9, 1980.

WAIHAOLE VALLEY AGRICULTURAL PARK,
OAHU, Hawaii Housing Authority

KAUAI

GENERAL PLAN AMENDMENT FOR SHOPPING
CENTER/CONDOMINIUM COMPLEX, KOLOA,
Ted K. Blake/Planning Dept., County
of Kauai

The proposed project involves the establishment of about 74 agricultural leases for lots ranging from one to 34+ acres on approx. 404 acres in Waiahole Valley. The project also will establish about 35 new single family housing leases and new lease boundaries for 24 existing houses, resulting in a total of approx. 16 acres for single family use. About 163 acres of land will be reserved for open space or conservation. Other improvements include expansion of the existing irrigation system; extension of the domestic water supply; minor realignment and paving of the road system; and expansion of electrical and telephone line systems. Proposed agricultural leases will be long-term, and provide for mandatory agricultural use of the land.

The applicant proposes to amend the General Plan to Commercial and Multi-family designations to enable the construction of a 53,000 sq.ft. shopping complex, and 18-unit condominium complex with recreational facilities. The commercial complex will contain a supermarket, restaurant, fast-food outlet, service and retail establishments, and professional offices. The project site is located near the intersection of Poipu Rd. and Paanao Rd.

OAHU

ZONING CHANGE REQUEST FOR TOWNHOUSE/
APARTMENT DEVELOPMENT, WAIMALU, EWA,
Community Planning, Inc./Dept. of
Land Utilization, City & County of
Honolulu

CONTACT: Rex Johnson
Hawaii Housing Authority
1002 North School Street
Honolulu, Hawaii 96817
Phone: 848-3211

The applicant is requesting the rezoning of a 6.47-acre parcel of land from R-6 Residential to A-1 Apartment District. The proposed townhouse/apartment development will consist of a total of 225 units in 5 four-story townhouses and 2 three-story apt. structures. A total of 282 parking stalls will also be provided. The project site (TMK:9-8-11:37), is located directly north of East Loch, Pearl Harbor, and is bounded on the north by Moanalua Rd., on the west by the Salvation Army building and Moanalua Loop, on the south by Holsum Bakery, and on the east by Saint Timothy's Church.

DEADLINE: March 9, 1980

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available upon request to the Commission. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Commission would appreciate a copy of your comments.

CONSTRUCTION OF HOLLOW TILE RETAINING
WALL, KAHALUU, Clement K. Chun/Dept.
of Land and Natural Resources

The applicant proposes to construct a hollow tile retaining wall with a max. height of 4 ft. 11 inches on Conservation District classed land within TMK:4-7-32:50. The longest segment of the wall will be 82 ft. in length.

MAUI

PROPOSED SWIMMING RAFT, KAA NAPALI,
Gemmer Investment Company/Dept. of
Land and Natural Resources

The applicant proposes to place a raft for resting and sunbathing purposes approx. 300-350 ft. offshore from the new Hyatt Regency Hotel on Hanakaoo Point, Kaanapali. The raft will be approx. 10-15 ft. wide by 20-25 ft. long and made of treated wood. Flootation will be provided by foam-filled steel drums or a similar system, and the raft will be secured with 3 Danforth anchors. The raft will be placed slightly north of the mouth of Hahakea Stream in water approx. 10 ft. deep.

HAWAII

SUBDIVISION AND ROAD EASEMENT USE,
KANIAHIKU, PUNA, Mr. & Mrs. Paul
Modjeska, et.al./Dept. of Land and
Natural Resources

The applicants propose to secure non-exclusive easement rights over an existing paved roadway on Conservation District lands at Kaniahiku, Puna, for the purpose of egress and ingress to private properties (TMK: 1-4-01:42,43,44,45). The roadway (TMK:1-4-01:4) currently provides access from Puna Rd. to Lava Tree State Park, and measures 40 ft. by 50 ft.

ENVIRONMENTAL IMPACT STATEMENTS

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

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

KAHALUU WASTEWATER TREATMENT AND DISPOSAL SYSTEM, KOOLAUPOKO, OAHU,
Dept. of Public Works, City and
County of Honolulu

The proposed project consists of the construction of a wastewater management system for the Ahuimanu and Kahaluu areas. Approx. 65,500 lineal ft. of gravity sewers, 14,000 lineal ft. of force mains, 6 sewage pumping stations, and the existing Ahuimanu collection system will constitute the collection component of the system. The collected wastewater will be treated at the existing Ahuimanu STP and then pumped to the pumping station at the Kaneohe STP for disposal via the Mokapu Outfall. Following the completion of the Kaneohe STP expansion, the Ahuimanu STP will be converted to a sewage pumping station, and sewage will be pumped to the Kaneohe STP for treatment and disposal.

DEADLINE FOR COMMENTS: March 9, 1980. (The Feb. 7, 1980 deadline printed on the EIS transmittal letter was in error).

LALAMILO WATER SYSTEM, SOUTH KOHALA,
HAWAII, Dept. of Land & Natural
Resources

The proposed project consists of:

- four-fresh-water wells at 1,000 to 1,200-foot elevation on the State-owned tract of land known as Lalamilo;
- three brackish mixing wells at approx. 600-ft. elevation also on the Lalamilo tract;
- transmission and distribution pipelines ranging in diameter from 18 in. to 12 in. and

extending the 3.6 miles from the wells at elevation 1,200 ft. to an existing 12 in. County water line along Queen Ka'ahumanu Highway;

- 3 storage tanks, the first of 0.1 million gallons (MG) at elevation 1,000 to 1,200 ft., the second of 1.0 MG at elevation 600 ft., and the third of 0.3 MG at elevation 300 ft;
- approx. 3.8 miles of overhead electric power line from an existing line at Waikoloa to both well field sites.

The initial phase of construction proposed to build the following:

- all transmission and distribution pipelines, storage tanks and overhead electric power lines of the system;
- outfitting 2 fresh-water wells at elevation 1,000 to 1,200 ft. (Wells B and C).
- drilling and outfitting one brackish well at elevation 600 ft.

Remaining portions of the planned system are not funded at this time and are not being built.

The project will be located entirely within the State owned lands known as the "Lalamilo Track" in the South Kohala District.

CONTACT: Dept. of Land & Natural Resources
Division of Water & Land Development
P.O. Box 373
Honolulu, Hawaii 96809

DEADLINE FOR COMMENTS: March 9, 1980

WAIKIKI TRIANGLE PROJECT (BUSINESS OFFICE/COMMERCIAL COMPLEX AND PARKING STRUCTURE), WAIKIKI SPECIAL DESIGN DISTRICT, L. Robert Allen/Dept. of Land Utilization

The applicant proposes to demolish

four 1 and 2 story structures, and to construct an office tower, a single level, 2-building commercial area, and a 3-level parking structure. The office tower will be 320 ft. high and will contain a total floor area of about 290,000 sq. ft. The commercial area will be on the ground level and will contain about 60,000 sq. ft. The parking structure will be three levels above the ground level, and will have about 700 spaces. The basement will contain support equipment, with some retail space and parking. The project site is located on a 2.85 acre site (TMK: 2-6-14:39-56,59), and is bounded by McCully St., Ala Wai Blvd., and Kalakaua Ave.

CONTACT: Jo Paul Rognstand and Associates, Inc.
1750 Kalakaua Ave.
Honolulu, Hawaii 96826

DEADLINE FOR COMMENTS: March 9, 1980

LAHAINA WATER TREATMENT PLANT, MAUI, Dept. of Water Supply, County of Maui

Previously reported on January 23, 1980.

CONTACT: Dept. of Land & Natural Resources
Division of Water & Land Development
P.O. Box 373
Honolulu, Hawaii 96809

EIS also available to review at the Kahului and Lahaina Branch Libraries.

DEADLINE FOR COMMENTS: February 22, 1980.

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

WAIPAHU CIVIC CENTER LAND ACQUISITION, OAHU, (REVISED), Dept. of Accounting and General Services.

Previously reported on December 23, 1979.

Revised EIS also available for review at the Municipal Reference Center and the Dept. of Accounting and General Services Library.

STATUS: Accepted by Governor Ariyoshi on January 22, 1980.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The projects listed in this section have been filed with the City and County of Honolulu Department of Land Utilization pursuant to Ordinance 4529, relating to the Interim Shoreline Protection District for Oahu. The projects are located within the Special Management Area of Oahu. Contact the DLU at 523-4077 for additional information.

ELECTRIC SUBSTATION AND OVERHEAD CIRCUITS, SAND ISLAND, Hawaiian Electric Co.

DETERMINATION - Negative Declaration

The applicant purposes to construct a new electric 46 kv to 12 kv substation on a 7,511 sq. ft. parcel on Sand Island, and 2 new overhead 46 kv circuits on Sand Island Access Rd. (TMK: 1-5-41 and 1-2-25). The substation will consist of two 10 MVA, 43.8-13.09 kv transformers and supporting machinery, and would be surrounded by a 7 ft. chain link fence topped by barbed wire. The 2 new circuits will be installed between Auiki St. and Kalihi Channel, and will then be conveyed under Kalihi Channel through existing 5 inch pipes. The project site is located on the Diamond Head side of Sand Island Access Rd., at the entrance to Sand Island.

CONSTRUCTION OF CHURCH, AINA HAINA, Calvary Lutheran Church

DETERMINATION - Negative Declaration

The applicant proposes to construct a one-story church after demolishing an existing 2-story dwelling on a 63,513 sq. ft. lot (TMK: 3-6-03:42) within the Special Management Area. The new church will also contain accessory rooms for toilets, kitchen, bride's room, and a minister's office. The existing church will then be used as a teaching facility. A total of 56 parking stalls will also be provided. The proposed project is located makai of Kalaniana'ole Hwy. at Aina Haina.

NEPA DOCUMENTS

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6975.

FINAL EXPANDED ENVIRONMENTAL ASSESSMENT FOR RENOVATION OF OLD FEDERAL BUILDING, HONOLULU, United States Postal Service

DETERMINATION - Negative Declaration

The U.S. Postal Service is proposing to renovate, repair, and do limited restoration of the old Federal Building located on the block bounded by Merchant, Mililani, Queen, and Richards Streets in downtown Honolulu. Work will include installation of fire exit stairs; upgrading of fire warning devices; providing access to the building for the handicapped; installation and repair of security gates; repair of exterior work and finish; improvements to interior finish; repair or replacement of the electrical system elements; and the installation of air conditioning units.

OCEAN THERMAL ENERGY CONVERSION PROGRAM (OTEC-1), PREOPERATIONAL OCEAN TEST PLATFORM, KEAHOLO POINT, U.S. Dept. of Energy

DETERMINATION - Negative Declaration

The proposed action is the field testing of the OTEC-1 to evaluate ~~several engineering designs and construction materials~~ and is not intended to produce energy. The information obtained from the field test will determine the direction of further research, design, and development toward eventual operational use by the 1990's. The proposed field test site for OTEC-1 is offshore of Keahole Pt., Island of Hawaii. A modified tanker will be used as a platform for the OTEC-1 test.

The environmental assessment is available for review at the Office of Environmental Quality Control. OEQC has been advised by the NEPA Affairs Division of DOE that they would be pleased to analyze any new information that might alter their determination.