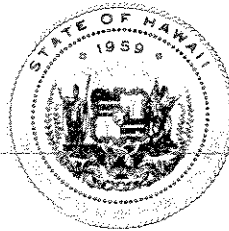


# EQ BULLETIN



GEORGE R. ARIYOSHI  
Governor

DONALD BREMNER  
Chairman

## ENVIRONMENTAL QUALITY COMMISSION

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

Volume VI

August 8, 1980

No. 15

### REGISTER OF CHAPTER 343, HRS DOCUMENTS

#### EIS PREPARATION NOTICES

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

GENERAL PLAN AMENDMENT FOR CONDOMINIUM DEVELOPMENT, WAIKA, NORTH KOHALA, HAWAII, Kohala Makai I/Planning Dept., Hawaii County

The applicant is requesting an amendment to the General Plan Land Use Pattern Allocation Guide Map from an Exclusive Agriculture designation to a Medium Density Urban designation. The applicant proposes to construct a 500-550 unit luxury condominium development on a 38.2 acre shoreline parcel (TMK:5-9-01:6). Development plans indicate 1-, 2-, and 3-bedroom units ranging in size from approx. 1,000 to 1,800 sq. ft. Buildings would be clustered, and one to three stories in height. On-site amenities includes swimming pools and possible tennis courts. Construction possibly would be accomplished in 2 or more increments. The project site is located approx. 3 miles north of Kawaihae Harbor, and lies between Akoni Pule Hwy. on the east and the ocean on the west.

Contact: Belt, Collins & Associates  
Attn: Mr. Perry White  
514 Hawaii Building  
745 Fort Street  
Honolulu, Hawaii 96813

Deadline: September 7, 1980.

CONDOMINIUM PROJECT, LALAMILO, SOUTH KOHALA, HAWAII, Kep Aluli, Inc./Planning Dept., County of Hawaii

The applicant proposes to develop a 200-unit, low-rise condominium project on a 7.428 acre parcel (TMK:6-9-01:7), located at the south end of Puako Beach Dr. A General Plan Land Use Pattern Allocation Guide Map Amendment from Low Density Urban to Resort, and a Change of Zone are required for implementation of the proposed project. Submitted plans indicate that units will consist of one-bedroom units designed in an 'old Hawaii' style of architecture and priced from \$100,000 to \$150,000. The project will include a package sewer treatment plant. Access is currently provided by a gravel road leading to Puako Beach Dr. Anticipated construction time is one year.

Contact: Yuklin Aluli, Attorney  
1725 Ala Moana Blvd.  
Honolulu, Hawaii 96815

Deadline: September 7, 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.

ADDENDUM TO REVISED ENVIRONMENTAL IMPACT STATEMENT FOR MILILANI SEWAGE TREATMENT PLANT EFFLUENT DISPOSAL SYSTEM, Dept. of Public Works, City and County of Honolulu

KAUAI

ANAHOLA/MOLOAA AGRICULTURAL LOT SUB-DIVISION, NORTH ANAHOLA, Dept. of Hawaiian Home Lands (DHHL)

The proposed project consists of the establishment of a 34-lot Agricultural Park Subdivision of about 360 acres on lands controlled by the DHHL and identified by TMK:4-8-03;7,8 & 24. Approx. 110 additional acres are within the conservation boundary. It is proposed that 34 Hawaiian farmers will cultivate these lands to papaya, other orchid crops, vegetables, ornamentals and other diversified crops, and perhaps several swine operations of about 5-6 acres each. Subdivision improvements will consist of the construction of a well, reservoir, roadway and water systems, and related improvements.

GENERAL PLAN AMENDMENT, ALIOMANU, Aliomanu Vista Hui/Planning Dept., County of Kauai

The applicant proposes a General Plan Amendment from Open to Single Family Residential, and a Zoning Amendment from Open to R-4 for 3 abutting parcels totaling 9.38 acres in size. The parcels are located mauka of Aliomanu Rd., and are bordered on the north by Aliomanu Stream. Approx. 37 units would be allowable under an R-4 zoning.

CATTLE RANCH & GRAZING PASTURE USE, KAWAIHAU, KAPAA, Mr. & Mrs. Antone Arruda/ Dept. of Land and Natural Resources

The applicant proposes to graze 2 or 3 head of cattle on his 1.4 acre parcel of land (TMK:4-1-02:11), located in the Protective Subzone of the Conservation District. The applicant proposes to obtain an access road 15 ft. in width through the University of Hawaii Agricultural Experiment Station, and to construct a fence around the property.

OAHU

This negative declaration covers an action which was originally assessed in the Revised EIS for the project. The revised EIS was accepted by the Governor on March 9, 1978. The action involved the use of Mililani STP effluent for sugarcane irrigation by pumping the effluent to the Five-Finger Reservoir for furrow irrigation of Oahu Sugar Company's (OSC's) cane fields. However, OSC has requested that the location of the delivery point be changed to OSC's Field 215 in order to convert the furrow irrigation system to a drip irrigation system. This addendum proposes to divert the effluent by gravity to Field 215. The proposed facilities include a gravity diversion line to Field 215 and a gravity bypass line to Waipahu SPS. The diversion line consists of 14,000 linear ft. of 30-inch pipe, and the bypass consists of 14,000 linear ft. of 30-inch pipe. The effluent pump station and reservoir in the original proposal will not be required. Two other adjustments have also been made to the original EIS: 1) The planning period has been changed from "1976 to 1996" to "1980 to 2000" and the implementation schedule has been revised; and 2) changes in population projections have resulted in changes to the avg. daily flow and peak flow for the year 2000 from 5.00 mgd and 14.63 mgd to 4.19 mgd and 12.53 mgd, respectively.

DRILLING OF EXPLORATORY WELL, WAILUPE VALLEY, Division of Water & Land Development, Dept. of Land & Natural Resources

The proposed project consists of the drilling and testing of an exploratory well at the Honolulu Board of Water Supply (BWS) Reservoir Site (TMK:3-6-19:35) in Aina Haina, Wailupe. The maximum depth of the well will be 450 + ft. Test pumping will occur over a 3 to 5 day period, at a rate varying from 300 gpm to 1,400 gpm. The well is being drilled to explore for a reliable groundwater source to provide additional water for the BWS's Honolulu Water Use District. The length of the project is approx. 6 months.

FLOATING BOAT DOCK USE, KUAPA POND, MAUNALUA, Mr. & Mrs. Melvin P. Barros/Dept. of Land and Natural Resources

The applicant proposes to construct a floating boat dock involving property identified by TMK:3-9-32:94. The proposed project site is approx. 300 sq. ft. in size, and is located in the General Subzone of the Conservation District.

MAUI

PHYSICAL EDUCATION LOCKER/SHOWER BUILDING, IAO INTERMEDIATE SCHOOL, Dept. of Accounting and General Services

The proposed project consists of the construction of a locker/shower building containing approx. 5,000 sq. ft., including associated sitework, utilities, and landscaping. The proposed facility will be located northeast of the cafetorium building.

HAWAII

SHORELINE SETBACK VARIANCE FOR GOLF COURSE, ANAEHOOMALU & LALAMILO, SOUTH KOHALA, Mauna Loa Land, Inc./Planning Dept., Hawaii County

The applicant has constructed and is proposing to construct site improvements associated with the Kalahuipua'a Resort Golf Course, which would involve grading, landscaping, and rock retaining structures within the Shoreline Setback Area. The project site is located along the coastline between Pauoa Bay and Honokaope Bay in South Kohala (TMK:6-9-01:3 & 5). Improvements are located at the No. 4 green; No. 6 fairway, tees, and green; No. 7 tees; and No. 11 green. The improvements associated with the 11th fairway green are located along a 400-ft. long portion of shoreline identified as Papa Konani Pt., approx. 5,200 ft. south of Puako Beach Lots. The 4th, 6th, and 7th fairway improvements involve approx. 3,700 ft. of shoreline area located more than 9,000 ft. south of Puako Beach Lots, and extending southward from Waawaa Pt. to Ili'ilinaehehe Bay and beyond to Honokaope Bay.

CONSOLIDATION AND RESUBDIVISION OF LAND, HUALUA, KEALAEHEWA, NORTH KOHALA, Kohala Corporation/Dept. of Land and Natural Resources

The applicant proposes to consolidate and resubdivide approx. 44 + acres of land identified as TMK:5-5-06:10 and TMK:5-5-07:2, in order to conform to the County of Hawaii's requirements as a condition for final approval of a proposed 6-lot subdivision, of which the land is a part. The land is presently used as open pasture, and there will be no change in use after the proposed consolidation and resubdivision. The land is in the Resource Subzone of the Conservation District.

50-UNIT HOUSING PROJECT, KAHALUU, NORTH KONA, West Hawaii Housing Foundation/Planning Dept., Hawaii County

The applicant, a non-profit housing foundation, proposes to construct a 50-unit, low-rent public housing project on a 3.9 acre parcel (TMK:7-8-10:por.4). The project site is located immediately to the north of Makolea St., approx. 600 ft. mauka of Ali'i Dr., and immediately below the proposed corridor for the Ali'i Dr. realignment, and is also within the Kahalu'u Historic District as listed in the National Register of Historic Places. The project will consist of 4 separate 2-story buildings, with community facilities offering laundry, maintenance, office, mail, recreation areas including a possible "tot lot", and 63 parking stalls. The project has been proposed as a "Turn-Key" low cost housing project for the Hawaii Housing Authority, and if approved, it is anticipated that funds will come from the Federal Housing and Urban Development agency.

PUBLIC HOUSING PROJECT, KAHALUU, Hawaii Housing Authority, Dept. of Social Services and Housing

The proposed project consists of the construction of a 50-unit rental housing project on a 3.9 acre parcel (TMK:7-8-10:por.4). The project site is bordered on the west by the great wall of Kuakini, on the south by Makolea St., on the east by the proposed Alii Hwy., and on the

north by pasture. Access to the parcel will be via Makolea St., off Alii Dr. A ~~new sewer line will be constructed from Alii Dr. to the site along Makolea St.~~ The project will be federally funded through the Dept. of Housing and Urban Development. In accordance with the funding program, the project will provide housing to low-income families.

PUBLIC HOUSING PROJECT, KEALAKEKUA, Hawaii Housing Authority, Dept. of Social Services & Housing

The proposed project consists of the development of a 32-unit rental housing project on a .99 acre parcel (TMK:8-1-02:por. 47 & 48). Access will be provided by a roadway off the Hawaii Belt Rd. The project will be federally funded through the Dept. of Housing & Urban Development. In accordance with the funding program, the project will provide housing for the elderly.

ACCESS ROAD, UNIVERSITY OF HAWAII AT HILO (UHH) PANAEWA FARM LABORATORY, SOUTH HILO, University of Hawaii

The proposed project involves the clearing of forest growth, and construction of a 300-ft. long access road through a portion of the Panaewa Forest Reserve, from Kanoelehua Hwy. to the UHH Panaewa Farm Laboratory. The project would involve approx. 1/3 + acre of land, and would consist of the clearing of a 50-ft. wide road easement, grading and rolling of the a'a lava, and paving of a 20-ft. width with asphaltic-gravel mix. The proposed access road will be located approx. 1,350 ft. from the South Hilo-Puna District boundary. The proposed access road will provide a shorter and more direct route to the Farm Laboratory.

CONSOLIDATION & RESUBDIVISION USE, HILO, Sam I. Ishigo/Dept. of Land & Natural Resources

The applicant proposes to consolidate and resubdivide 2 parcels (TMK:2-8-13:10 & 38) totalling 7.129 acres into 2 parcels of approx. 3.5 acres each. The proposed action is partially within the Resource Subzone of the Conservation District. The project site abuts the Hawaii Belt

Hwy, on the west, and is bounded by the ocean on the east, and by sugar cane fields on the north and south. The 2 new lots may be used later for single-family dwelling sites.

PHYSICAL EDUCATION LOCKER/SHOWER BUILDING, HILO HIGH SCHOOL, Dept. of Accounting and General Services

The proposed project consists of the construction of an 8,000 + sq. ft. physical education locker/shower building for male and female students. Also included are connecting covered walkways to adjacent buildings. An old classroom building of approx. 4,000 sq. ft. will be demolished to make room for the new facility. The new building will replace the old locker/shower building of approx. 1,300 sq. ft. which will also be demolished later.

INCREMENT FIVE, WAIAKEA HIGH SCHOOL, HILO, Dept. of Accounting and General Services

The proposed project consists of the construction of a 2-story classroom building, a graphic arts unit addition to Building M, and a metal shop addition to Building J. The proposed project is located within the Waiakea High School campus.

#### 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 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.*

WAIALEE LIVESTOCK RESEARCH CENTER, KO'OLAU-LOA, Dept. of Accounting & General Services

The proposed project consists of the

redevelopment and expansion of the existing Waialeale Livestock Research Center (WLRC). ~~The facility is used to conduct~~ research related to beef and dairy cattle, swine, and poultry, and to provide training to students in the Animal Science program. The proposed action will involve the renovation of existing facilities, construction of new facilities, and expansion into and use of marginal vacant and private lands around the existing site. The present 135 acre site will be expanded to 199 acres. An aquaculture unit and a health management unit will be added to existing program units. Also included in the project is Administrative Unit which will consist of conference rooms, equipment storage areas, work rooms, administrative spaces, dormitory facilities, and a parking area. Roadways, drainage, and sewage and waste disposal systems at the WLRC will also be improved.

EIS also available for review at the Kahuku and Waialua Branch Libraries.

Deadline for comments: September 7, 1980.

WEST BEACH RESORT PROJECT, EWA, OAHU, West Beach Resorts/Dept. of Land Utilization, City and County of Honolulu (Chapter 343, HRS), Office of Environmental Quality Control (Chapter 343, HRS), and U.S. Army Corps of Engineers (NEPA)

Previously reported on July 8, 1980.

Due to a delay in the publication of the notice of availability in the Federal Register, the Army Corps of Engineers deadline date for comments is now August 18, 1980.

Copies of the draft EIS are available for review at the Waianae and Waipahu Branch Libraries and at the Ewa Beach Community School Library.

Also available for review at the Environmental Quality Commission are copies of the Technical Support Studies, which provide detailed information on the project site and on the potential impacts of the project.

*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.*

HONOLULU AREA RAPID TRANSIT (BUS/RAIL) SYSTEM (REVISED), Dept. of Transportation Services, City & County of Honolulu

Previously reported on June 8, 1980.

Copies of the document, which has not yet been approved by the responsible federal agency, are available for inspection at the Main Branch of the State Library.

Status: Accepted by the Dept. of Land Utilization, City & County of Honolulu on July 30, 1980.

KAUAI BELT ROAD, HAENA TO KALIHIWAI, (REVISED), U.S. Dept. of Transportation, Federal Highway Administration & State Dept. of Transportation

Previously reported on June 23, 1980.

Revised EIS also available for inspection at the Kapaa Branch Library.

Status: Approved by the Federal Highway Administration with some revisions on July 18, 1980.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

*The projects listed in this section have been filed with the City and County of Honolulu Dept. of Land Utilization pursuant to Ordinance 4529, as amended, relating to the Special Management Area (SMA) of Oahu. Contact the DLU at 523-4077 for additional information.*

CONSTRUCTION OF WAREHOUSE/OFFICE BUILDING, KAHALUU, Homes Consultants Co.

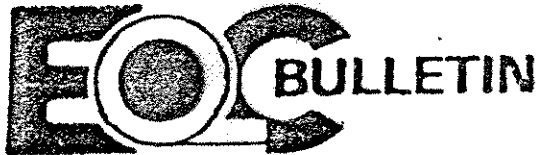
Determination - Negative Declaration

The applicant proposed to construct a single-story warehouse/office building on a 5,845 sq. ft. lot (TMK:4-7-41:01). The project site is located makai of Kamehameha Hwy. in Kahaluu, approx. 200 ft. from Kaneohe Bay.

The building would have floor dimensions of 40 ft. by 60 ft., with a maximum height of 24 ft. A loading zone and 3 parking spaces will be provided. Access will be off Kamehameha Hwy. A 35 ft. road widening is proposed along the Kamehameha Hwy. frontage. Additional study of sewage disposal and possible flood hazards is being required.

"YOUR VOTE IS YOUR VOICE"...

This year's Primary Election will be held Saturday, September 20th. The last day to register for the primary is August 21st. You must be at least 18 years of age on the day of the election, a resident of Hawaii, and a citizen of the United States in order to vote in the Primary. You may register to vote at any County Clerk's Office, Satellite City Halls, or at the Office of the Lieutenant Governor. To find out the location of temporary registration sites in your area, call the Lt. Governor's Office (548-2517) or your County Clerk's Office (City & County of Honolulu 523-4293; Hawaii County 961-8277; Maui County 244-7825; and Kauai County 245-4785).



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