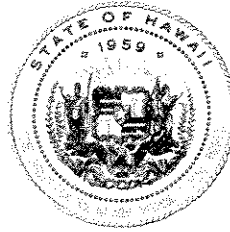


EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

DONALD BREMNER
Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VII

March 23, 1981

No. 06

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.

HILO BAYFRONT HIGHWAY, WAINAKU SUGAR MILL TO WEST OF WAILOA RIVER BRIDGE (PROJECT NO. 19L-02-79), HILO, HAWAII, Dept. of Transportation, Land Transportation Facilities Division

Hilo Bayfront Highway (FAP 19) is located near the waterfront of the City of Hilo on the northeast coast of the Island of Hawaii. Improvements are proposed for the 1.8 miles of highway from the western side of the Wailoa River to within about 1,000 ft. of the Hilo Coast Processing Cooperative's Wainaku Sugar Mill. The Wailoa River Bridge is outside the project area. Highway improvements will extend between a planned six-lane replacement to the Wailoa River Bridge and the existing four-lane divided highway near the Wainaku Mill. Four lanes are proposed between the Wainaku Mill and Ponahawai Street. Transition from four to six through-lanes will occur between Ponahawai Street and the Wailoa River Bridge. An EIS has already been prepared and accepted for replacement of the existing Wailoa River Bridge with a new 6-lane bridge. However, concerns have recently been raised as to whether the existing bridge is a historic structure and as to whether plans for the new bridge should be modified to provide clearance for boats. The design of the

transition section between the Bayfront Highway and Wailoa River Bridge will be affected by how these concerns are resolved. A new bridge will be built at the Wailuku River, mauka of the existing two-lane bridge. Improvements will be provided to existing crossings at Pohakunanaka, Pukihae, and Waipilopilo Streams. Improvements will also be made to the Halaulau Place overpass which services residences makai of the belt highway. Bike lanes will be included but their location has not yet been decided. Access will be provided to canoe racing facilities at Bayfront Park, makai of the existing highway, across from the Hilo Iron Works. Highway improvements will be entirely located on public lands between the Wailoa and Wailuku Rivers. Private property will need to be acquired to widen the highway right-of-way north of the Wailuku River.

Contact: Mr. Kenneth Au
Highways Division, Planning Branch
Dept. of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-3830

Deadline: April 22, 1981

LALAMILO AGRICULTURAL PARK, LALAMILO, SOUTH KOHALA, HAWAII, Dept. of Land and Natural Resources

The Hawaii State Department of Agriculture proposes to develop in two phases, approx. 450 acres of state-owned land in Lalamilo, South Kohala, Hawaii, into an agricultural park. The site, TMK:6-6-01:2, lies within a 9,150-acre parcel designated as an agricultural State Land Use District. The Hawaii County General Plan delineates the

area for "intensive" and "extensive" agriculture, and the County zoning is "unplanned" and "A-5a." This project proposes in Phase I a total of 22 lots on 340 acres that will add agricultural land to the adjacent Lalamilo Farmlots. Ten 5.4 acre lots are planned for possible greenhouse-type farming, while the other lots (ranging from 13.9 to 25.5 acres) are slated for truck crops farms. All lots will be leased according to HRS, Section 171-114, and will be available as diversified agricultural farmlots. Preliminary engineering design calls for the construction of approx. 2.4 miles of roadway in two phases, and the installation of waterlines for domestic and irrigation usage. Drainage facilities will consist of culverts in the proposed roadway right-of-ways ranging in size from 24-inch to 66-inches in diameter. Sewage disposal will be handled by individual cesspools, and solid waste will be disposed of at the County's Kamuela Refuse and Quarry site. Electrical, telephone, and cable T.V.lines presently run through Kamuela and will be utilized to serve the proposed Agricultural Park development. The proposed park can be considered a "second increment" to the existing Lalamilo Farmlots which were developed by the State in 1961. This proposed Agricultural Park project will also set aside 110 acres in Phase II for future hog raising and additional livestock farming.

Contact: Okahara, Shigeoka & Associates, Inc.
200 Kohola Street
Hilo, Hawaii 96720
Telephone: 961-5527 (Hilo)

Deadline: April 22, 1981

MAKAHA WELLS, MAKAHA, OAHU, Board of Water Supply, City and County of Honolulu (TMK:8-4-02:1)

Previously reported March 8, 1981.

Contact: Mr. Lawrence Whang
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96814

Telephone: 548-5221

Deadline: April 7, 1981

KAUPO WATER SYSTEM IMPROVEMENTS, KAUPO, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

KEANAE WATER SYSTEM IMPROVEMENTS, KEANAE, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

WAILUA-HANA WATER SYSTEM IMPROVEMENTS, HANA, MAUI, Dept. of Water Supply, County of Maui

Previously reported March 8, 1981.

Contact: Mr. Ralph Morita
Sam O. Hirota, Inc.
345 Queen Street, Suite 500
Honolulu, HI 96813
Telephone: 537-9971

Deadline: April 7, 1981

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.

OAHU

CONSOLIDATION OF PARCEL A, LOT A AND PORTION OF ROAD "F" FOR KAHALA HEIGHTS STATE PARK, KAPAHULU, WAIKIKI, OAHU, Dept. of Land and Natural Resources

The Department of Land and Natural Resources proposes the consolidation of Kahala Heights State Park, located at the mauka end of 16th Ave., between Koko Head Drive and Paula Drive. The proposed action involves consolidation of a previously acquired area (Lot A) with areas (Parcel A and portion of Road "F") recently acquired by the State from the Board of Water Supply, City and County of Honolulu.

INSTALLATION OF AN IN-GROUND GUNITE SWIMMING POOL AND CONSTRUCTION OF A POOL EQUIPMENT PAD, DIAMOND HEAD, HONOEUULU, OAHU, Dr. Richard E. Wendt/ Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to install an in-ground gunite swimming pool and construct a pool equipment pad within the 40-ft. Shoreline Setback Area. The site is located on the makai side of Diamond Head and extends from Diamond Head Road to the shoreline (TMK:3-1-36:2). The pool is rectangular in shape, measuring 14 ft. by 36 ft. with a bottom slope ranging from 3 to 6 feet deep. The pool will be filled with fresh water from the public water supply and will drain directly into public storm drains. The capacity of the pool is approx. 17,000 gallons. The pool equipment pad measures 30 inches square and will be constructed adjacent to the cabana on the existing Koko Head property line. The pool will be set back approx. 7 ft. from the existing seawall which has been certified as the shoreline.

HAWAII

CONSERVATION DISTRICT USE APPLICATION, HUALALAI REFLECTOR SITE IMPROVEMENTS USE, KAUPULEHU, NORTH KONA, HAWAII, Hawaiian Telephone Co./Dept. of Land and Natural Resources (TMK:7-2-02:10)

Telecommunication services between Kona and Hilo are currently provided by 600 channel analog microwave radio via the Saddle Route. However, circuit capacity will be exceeded by the second quarter of 1982 due to increased development and growth in the Kona area. To provide the additional circuits needed to meet projected growth requirements, a second "state of the art" digital route between Kona and Hilo is planned by March of 1982. The new route will utilize existing radion and cable facilities, but will require establishment of a new digital microwave system between Kona and Kamuela via the existing Hualalai Reflector Site, where critical line of sight is available. The proposed radio system will allow digital connection between Kona and Hilo by linking Kamuela to a high-capacity digital cable carrier system along the Hamakua Coast. The 1,344 channel capacity of the new digital radio system will therefore satisfy growth requirements and improve service reliability by providing route diversity between Kona and Hilo, preventing loss of service in event either system becomes inoperative. In addition, service efficiency will be improved by eliminating the need for analog-to-digital conversion equipment at Hilo, Kamuela, and Kona, scheduled for digital conversion in 1983, 1982, and 1984, respectively. To establish the new microwave system between Kona and Kamuela, the following improvements at the Hualalai Reflector site are proposed:

1. 16' x 22' masonry block building for equipment and generator.
2. 27' roof-mounted steel tower to support 6'-diameter antenna facing Kona and a 10'-diameter antenna facing Kamuela.

CONSTRUCTION OF SHOP/WAREHOUSE FACILITY, HILO HARBOR, HAWAII, Dept. of Transportation, Harbors Division (Job H.C. 5160)

The Harbors Division, Hawaii District Office, is located in Hilo Harbor. The existing shop and office building is a 4,100 sq. ft.

elevated wooden structure. The shop is presently used for storage of small items. Larger items such as cement, lumber and other building materials which must be kept indoors, cannot be stored in the shop because of limited space and the light capacity of the wooden floor. The construction of a new shop/warehouse will enable the Harbors Division to consolidate the storage of items in the harbor as well as provide a new shop for the operation of large power tools such as saws. The project consists of constructing a 2,400 sq. ft. shop/warehouse facility including utilities.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Iihue 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 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.

ENVIRONMENTAL IMPACT STATEMENT PANIAU, LALAMILO, SOUTH KOHALA, HAWAII, Kep Aluli, Inc./Planning Department, County of Hawaii

Previously reported March 8, 1981.

This EIS is also available for review at the Bond Memorial Library, Honokaa; Kailua-Kona Library; and the Thelma Parker Memorial Library in Kamuela.

Deadline: April 7, 1981.

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.

EWA MARINA COMMUNITY PROJECT, HONOULIULI, EWA, OAHU (REVISED)

Correction to March 8, 1981 EQC Bulletin.

OEQC is not presently processing the EIS for Ewa Marina. They have not received a request to do so nor will they until the processing procedures for joint applicant/state generic EIS's are clarified by the Attorney General's office.

WAIKIKI WINDSOR, WAIKIKI, OAHU, (REVISED), Mountain View Ventures, et al./Dept. of Land Utilization, City & County of Honolulu

The 26,227 sq. ft. project site is located in the eastern end of Waikiki. The site is bounded by Liliuokalani Ave., Tusitala St., and Mountain View Drive. The project site is identified as TMK:2-6-24, parcels 65,66,67,68,80,81,82, and 83. The immediate neighborhood consists of a mixture of older low and mid-rise apartments, hotels, and new luxury high-rise residential developments. The developer proposes to construct a high-rise apartment tower consisting of 120 studio units above a 5-level parking garage. A total of 136 parking stalls will be provided. Above the parking structure there

will be a recreational deck with amenities such as swimming pool, running deck, jacuzzi, and sauna. At the ground level 50% of the area will be used for lawns, landscaping, and recreational activities. Within the apartment tower, 6 studio units are planned per floor. The studio units will range from 271 to 301 sq. ft. The studios will be furnished with various kitchen appliances, optional individual air-conditioning, and a fold-up queen-size bed; each unit will also have a smoke detector. The units will not have a lanai; the exterior of the building will consist of bronze glass (not to be confused with reflective glass). A private club garden restaurant on the ground floor is planned; a private club bar/lounge is also planned for the roof top of the apartment tower. Estimated sale price for the studio units range from \$69,900 to \$99,990+. The total construction cost for the project is \$7.5 million. No public funds will be used for the construction of the project.

This revised EIS is also available for inspection at the McCully-Moiliili Library and the Waikiki-Kapahulu Library.

Status: Accepted by the Department of Land Utilization on March 18, 1981.

ALA MOANA PARK DRAINAGE CANAL IMPROVEMENTS, (REVISED), HONOLULU, OAHU, Dept. of Public Works, City & County of Honolulu

Previously reported February 8, 1981.

This revised EIS is also available for inspection at the Makiki Branch Library.

Status: Accepted by Governor Ariyoshi on March 13, 1981.

HASEGAWA KOMUTEN CONDOMINIUM PROJECT, (REVISED), LILIUOKALANI TRUST PROPERTY, WAIKIKI, OAHU, Hasegawa Komuten (USA) Inc./Dept. of Land Utilization, City & County of Honolulu

Previously reported March 8, 1981.

This revised EIS is also available for review at the McCully-Moiliili Library and the Waikiki-Kapahulu Library.

Status: Accepted by the Department of Land Utilization on March 3, 1981.

NEPA DOCUMENT

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 548-6915.

RESTORATION AND REPAIRS TO FORT DERUSSY BEACH, WAIKIKI, OAHU, U.S. Army Corps of Engineers

Finding of No Significant Impact

The proposed Corps of Engineers sponsored project will consist of removal of all coral fragments in excess of 1 inch in diameter on the beach and 2 inches and greater underwater extending out approx. 30 feet from the MLLW elevation.

Removal will be performed utilizing one or more of the following methods: (1) Raking and removal by hand; (2) using a mechanical rake, either self-propelled or towed; and/or (3) using a mechanical sieve, either self-propelled or towed. An estimated 400 cubic yards of coral fragments will be removed over a period of approx. 3 weeks, and transported to an appropriate land disposal site. An estimated 500 cubic yards of sand similar in size, composition, and color will be placed on the beach to replenish that which has been lost due to erosion. Construction on the Fort DeRussy Beach will not exceed more than one-half of the beach area at any one time. The beach will be cordoned off into east and west sections with the contractor working from the beach towards the end of the beach on each half. A daily inspection with resulting acceptance or rejection will be made with any accepted section becoming available for public use on the following day. The contractor will use only the access road at the end of the portion of beach he is working on for any required vehicle or equipment access to the worksite.

LAVA FLOW CONTROL, ISLAND OF HAWAII, U.S. Army Corps of Engineers

Final Environmental Impact Statement

Mauna Loa, on the Island of Hawaii, has been among the world's most active volcanoes. Since 1843, there have been seven major eruptions in Mauna Loa's northeast rift zone. Lava from four of these eruptions advanced to within 7 miles of Hilo, and lava from one eruption advanced to within 1½ miles of Hilo Bay. Any lava flows originating along the northeast rift below the 11,500 ft. elevation would move down the broad valley toward Hilo, thereby creating a potential for extensive property damage to the city of Hilo. The study attempts to formulate a long-range protective plan for combatting lava flows on the Big Island.

This final EIS is available for review at the regional libraries and the Pahoa Library.

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, as amended,
relating to the Special Management Area
(SMA) of Oahu. Contact the DLU at 523-
4077 for additional information.

CONSTRUCTION OF TWO OFFICE/WAREHOUSE
BUILDINGS, WAIPAHAU, OAHU, Vulcan Hawaii/
Dept. of Land Utilization, City & County
of Honolulu

Negative Declaration

This assessment represents an "after-the-
fact" request for a Special Management
Area Use Permit. The applicant has
already begun construction of two office/
warehouse buildings without obtaining
the necessary permits. The project site
is located within the Waipahu Industrial
District mauka of West Loch, Pearl Harbor,
and lies within the Special Management
Area (TMK:9-4-49:65, Lot 15-B). The pro-
ject site contains 19,191 sq. ft. The
office/warehouse buildings cover a maxi-
mum floor area of 12,000 sq. ft. Mate-
rials used for construction of the two
single-story office/warehouse buildings
consist of concrete masonry, steel and
wood. 21 parking spaces and one loading
zone will be provided for approx. 42
employees. Vehicular entrance to the
site is from Leokane Street.

CONSTRUCTION OF 3-STORY, 18-UNIT APART-
MENT BUILDING FOR THE DEVELOPMENTALLY
DISABLED, KAILUA, KOOLAUPOKO, OAHU, Asso-
ciation for Retarded Citizens-Hawaii/
Dept. of Land Utilization, City & County
of Honolulu (TMK:4-3-57:65)

Negative Declaration

The applicant proposes to construct a
3-story, 18-unit apartment building in
the Special Management Area. The purpose
of the proposed project is to provide
housing for the developmentally disabled
as part of the state's deinstitutionali-
zation program. The project include
6-ground floor units specially designed
for the handicapped, parking spaces for
5 cars, and a wheelchair ramp. The parcel
is primarily zoned A-3 Apartment District
with a small strip abutting Kihapai St.
zoned R-6 Residential District. The build-
ing is designed as a 3-story concrete

structure with a pitch and gravel roof.
The building will be approx. 28 ft. high.
The applicant has included floodproofing
measures in the building design. The building
will be elevated 8.5 ft. above grade to meet
the flood hazard elevation. The project will
be developed by the Association for Retarded
Citizens - Hawaii and will be financed by the
Federal Department of Housing and Urban De-
velopment under Section 202, "Housing for
the Elderly and the Handicapped." Estimated
cost of construction is \$500,000.

PROPOSED PUNALUU SHORES PROJECT, PUNALUU,
KOOLAULOA DISTRICT, OAHU, Walter S.C. Zane,
W & C, Ltd/Dept. of Land Utilization, City
& County of Honolulu

Draft Environmental Impact Statement

Previously reported March 8, 1981.

This EIS is also available for review at
the Kailua Library, Waialua Library,
Wahiawa Library and the Kahuku Community-
School Library.

Deadline: April 7, 1981.

NOTICE OF PUBLIC INFORMATIONAL MEETING
FOR THE HILO BAYFRONT HIGHWAY, WAINAKU
SUGAR MILL TO WEST OF THE WAILOA RIVER,
PROJECT NO. 19L-02-79

A public meeting will be held by the
Department of Transportation, Highways
Division to discuss the above project.
Date: March 30, 1981
Time: 7:30 p.m.
Place: 75 Aupuni Street, State Building
Hilo, Hawaii

MUNICIPAL REFERENCE & RECORDS CENTER

Copies of Oahu EIS's are also available
for public inspection at the Municipal
Reference and Records Center, City and
County of Honolulu. The Center is located
at 558 South King Street and open from
7:45 a.m. to 4:30 p.m. For more infor-
mation call 523-4577.