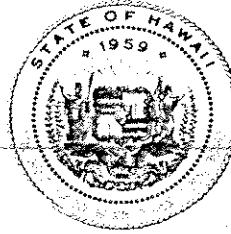


EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VII

July 23, 1981

No. 14

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.

KAHUAWAI SPRING, PAUOA, OAHU, Board of Water of Supply, City and County of Honolulu

The Board of Water Supply proposes to install a collection chamber and ancillary facilities at Kahuawai Spring (also known as Rose Apple Spring). The spring is located at the + 618 ft. elevation at the head of Pauoa Valley. Three separate actions comprise the proposed project: construction of a collection chamber and pump facilities at Kahuawai Spring, erection of a 200,000-gallon reservoir, and installation of necessary transmission lines connecting the spring to the reservoir and, in turn, the reservoir to the existing distribution system. Improvements to the existing water distribution system would provide fire protection for 18 residences along the upper reaches of Booth Road and supplement the water yield from an adjacent source, Booth Spring, during the dry summer months.

Contact: Mr. Larry Whang, Environmental Section
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843
Telephone: 548-5221

Deadline: August 22, 1981.

PAIKO DRIVE RELIEF DRAIN, PAIKO PENINSULA, HONOLULU, OAHU, Dept. of Public Works, City and County of Honolulu

The Department of Public Works is proposing to construct drainage improvements for Paiko Drive in Kuliouou, Oahu. Existing City storm drains in the project area consist of two separate 12" diameter concrete pipes, each with an inlet on the mauka side of Paiko Drive and an outlet on the shoreline. One of these drainage pipes crosses property identified by TMK:3-8-01:21 (Lot F) and the crosses property identified by TMK:3-8-01:22 (Lot G). Both Lot F and Lot G are owned by the estate of Joseph Paiko Jr. Neither lot contains a City storm drain easement. Two different drainage alternatives are proposed. The objective of Alternative A is to discharge storm runoff into the ocean makai of Paiko Peninsula. The objective of Alternative B is to discharge most storm runoff into the lagoon mauka of Paiko Peninsula.

Contact: Richard Nishizawa
Department of Public Works
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
Telephone: 523-4931

Deadline: August 22, 1981.

GENERAL PLAN AMENDMENT FOR LIGHT INDUSTRIAL WAREHOUSE, WAIAKEA, SOUTH HILO, HAWAII, Kenneth Tanouye dba K & J Tire Center, Inc./ County of Hawaii Planning Department

Previously reported July 8, 1981.

Contact: Dennis Shigeoka
Okahara, Shigeoka and Associates,
Inc.
200 Kohola Street
Hilo, Hawaii 96720

Deadline: August 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.

KAUAI

GENERAL PLAN AND ZONING AMENDMENT, WAILUA HOMESTEADS, WAILUA, KAUAI, W. Kimo Fernandes/County of Kauai Planning Department

The applicant proposes to amend the General Plan from "single-family residential" to "commercial" and to amend the zoning from Residential District (R-4) to Neighborhood Commercial (C-N). The change would allow the applicant to construct a commercial building to accommodate retail outlets. The site is located at the northwest corner of the intersection of Highways 580 and 581, TMK:4-2-05:34, and contains 37,675 sq. ft.

OAHU

ADDITIONAL PARKING FOR KALIHI CORPORATION YARD, HONOLULU, OAHU, Board of Water Supply, City and County of Honolulu

The Board of Water Supply (BWS) is planning to expand its Kalihi Corporation Yard facilities by constructing a new consolidated automotive facility and extending the maintenance building. Originally, the automotive facility was designed with roof-top parking to accommodate the employees in the Auto-

motive Division. However, the design was changed when cost became excessive and the roof-top parking concept was eliminated. Therefore, to meet the need for additional parking spaces, the construction of a parking lot mauka of the existing parking area is proposed. An area approx. 300 ft. by 100 ft. will be graded but only an area accommodating 60 vehicles will be paved and drained. The BWS plans to construct the parking lot "in-house," using personnel and materials from the Field of Operation Division. If this is not possible, a contractor will be hired. The site is located in Kalihi and access is through Kini Place, off Kamehameha IV Road, TMK:1-3-22:Por.2.

AFTER-THE-FACT-SHORELINE SETBACK VARIANCE, KAHALUU, KOOLAUPOKO, OAHU, Charles Chun/Department of Land Utilization, City and County of Honolulu

The applicant seeks to obtain an after-the-fact Shoreline Setback Variance for actions undertaken without the proper permits. The two actions for which the Shoreline Setback Variance is being applied are:

1. The construction of a new storage structure within the Shoreline Setback Area.
2. The consolidation of the applicant's original parcel, with filled land which the applicant purchased from the DLNR.

Other actions which were undertaken outside the Shoreline Setback Area, but requiring other permits are:

3. Enclosure of a garage/storage structure fronting Kamehameha Highway - requiring a variance from the CZC.
4. Construction of a concrete boat pier-requiring a CUA from DLNR, and a Department of the Army Permit from the COE.

The project site is located on the makai side of Kamehameha Hwy. in Kahaluu, about one mile from the intersection of Kamehameha Hwy. and Kahekili Hwy. The address is 47-011 Kamehameha Hwy., TMK:4-7-19:6.

CONSERVATION DISTRICT USE APPLICATION FOR
SUBDIVISION USE, KANEOHE, OAHU, Diamond
Brokers, Inc./ Department of Land and
Natural Resources

The applicant proposes to subdivide TMK: 4-7-45:15, Lot 597 on Lulani Street into two lots, 597-A and 597-B containing 59,400 and 70,000 sq. ft., respectively. The purpose of this proposed subdivision is to establish two saleable residential lots.

KULAAUPUNI STREET RELIEF DRAIN, MAILI,
OAHU, Department of Public Works, City
and County of Honolulu

The proposed project will consist of the construction of a drainage system to relieve the flooding and ponding problems at the low point on Kulaaupuni Street between Maliona Street and Saint John's Road. The proposed drainline will consist of the construction of approx. 190 ft. of 6'x3' concrete box drain sections, and 24" and 18" concrete drain pipes, including two drain inlets. The project will serve a drainage area of 34 acres which will generate a peak 50-year frequency storm flow 73 cfs. The proposed drainage system will collect the storm runoff that accumulates at the low point on Kulaaupuni Street and will convey the runoff across private property to the existing Maili Stream Channel. The project will require the acquisition of a 10-foot wide drainage easement across TMK:8-7-2:16. However, the project will not displace any person or residence since it will extend across land that is presently undeveloped. Implementation of the project would relieve the flooding condition of Kulaaupuni Street and the threat of flooding and potential property damages to adjoining residents. The project will also permit the roadway to remain open for vehicular and pedestrian traffic during periods of moderate and heavy rainstorms. Estimated construction cost of the project is \$41,900. Construction is tentatively scheduled to begin in December 1981 and will require about 60 days. Funding for the project will be by the Community Development Block Grant (CDBG) program. The proposed project is located in Maili, along the Waianae coast of Oahu. Kulaaupuni Street is approx.

one mile north Maili Point and extends parallel to Farrington Hwy. between Saint John's Road and Maillilili Road.

SMITH-BERETANIA PROJECT, HONOLULU, OAHU,
Department of Housing and Community
Development

The owner, the City and County of Honolulu will lease the 79,671 sq. ft. (1.83 acres) Smith-Beretania offstreet parking lot to a private nonprofit housing foundation for the development of the project. The construction of the underground public parking with park above will be done by the City at a later date. The proposed project is the construction of 164-unit housing for the low- and moderate-income families, commercial spaces, public facilities (day care center), underground offstreet parking structure and a public park to be located on the T-shaped Smith-Beretania offstreet parking lot. The housing will be housed in a 22-story tower containing one- and two-bedroom units with ground floor commercial space. The 22-story tower would not include parking, but assigned tenant parking privileges within the adjacent public parking facility. The tower will be located near the Nuuanu Avenue frontage. Apartment units will be subsidized under the provisions of HUD's Section 8 rental housing program and, therefore, will be designed in accordance with HUD's Minimum Property Standards. The proposed underground parking structure, public park and public facility will be constructed on the 122' x 368' horizontal bar of the T-shaped parcel. The parking structure will be partially above ground. The sloped and level ground area will be used for passive recreational purposes. The project site is identified by TMK:1-7-4:4, 6, 7 and 52 and is bounded by Smith Street, Beretania Street, Nuuanu Avenue and Pauahi Street. The site is in the Chinatown Historic District, which is on the National Register of Historic Places.

The complete assessment is on file with the Department of Housing and Community Development, 650 South King Street, 5th Floor and is available for inspection to the public between 7:45 a.m. and 4:30 p.m., Monday through Friday.

USE OF AIRSPACE, MOANALUA ROAD, FAP NO. U-078-1(1), PUULOLOA INTERCHANGE, HONOLULU, OAHU, Theo. H. Davies and Co., Ltd./Department of Transportation

The proposed action is for the use of airspace under the highway viaduct. The applicant proposes to pave the area for additional parking for the Atlas Electric Warehouse and Office facility.

WAILALE EXPLORATORY WELL, LAIE, KOOLAULOLOA, OAHU, Board of Water Supply, City and County of Honolulu

The Board of Water Supply is proposing to construct an exploratory well in Waialele Gulch, which is located between Ihiihi Gulch and Koloa Gulch, mauka of the Brigham Young University. It will be situated near the 110 ft. elevation, approx. 4,000 ft. from Kamehameha Highway. The site is located on Zion Securities Corporation property, TMK:5-5-6:1 and outside of conservation district land. The proposed exploratory well will be 12 or 14 inches in diameter, approx. 300 ft. deep and cased for the first 130 ft. It is estimated that the exploratory well will cost approx. \$215,000 and produce 1.0 to 1.5 mgd (million gallons per day). An access road will be necessary to transport the drilling equipment to the site mauka of an existing papaya patch. Approx. 10,000 sq. ft. of site preparation will be required to accommodate the drilling operations. After the well drilling is completed and the well cased, the well will be test pumped to determine its yield and quality. A short-term yield-drawdown test will be initially performed followed by a long-term pump test. The long-term pump test will consist of pumping the well for five continuous days at a specified rate determined from the short-term test. When the pump tests are completed, the well will then be temporarily capped. Should the exploratory well prove successful, an EIS will be prepared. In the event that the well is not successful, it may be sealed and the area restored to its preconstruction condition.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION USE, HAMAKUALOA, MAKAWAO, MAUI, Brock and Associates/Department of Land and Natural Resources

Previously reported June 23, 1981.

Brock and Associates, in behalf of Amfac Inc. has confirmed Amfac's intention not to subdivide State Conservation land. Since the proposed use will not directly involve Conservation land, no CDUA is required for this project.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR CONSOLIDATION AND RESUBDIVISION USE, KAPOHO, LAEPAOO, PUNA, HAWAII, Kapoho Land and Development Co., Ltd./Department of Land and Natural Resources

The applicant proposes to subdivide TMK: 1-4-02:16 into 2 lots. Lot 1 will consist of 850.071 acres and Lot 2, hereinafter known as the Lyman Homestead, will contain 3.356 acres. The applicant, by subdividing the property, seeks to retain the Lyman Homestead since it has significance for the Lyman family, as well as the former residence of the old Kapoho Village which was covered by the 1960 eruption. The site is located in Kapoho and is mauka of the Kapoho-Ponoiki Road.

CONSERVATION DISTRICT USE APPLICATION FOR MICROWAVE TOWER IMPROVEMENT USE, KULANI, KA'U, HAWAII, Hawaiian Telephone Company/Department of Land and Natural Resources

Telecommunication services between Hilo and Kulani, Naalehu, Pahala and Volcano are currently provided by a 240-channel analog microwave system via microwave towers at Hilo, Kulani and Naalehu. This analog system is 17 years old and can no longer meet today's transmission standards. Also, the circuit capacity will be exceeded by the end of 1981 due to increased growth in these areas. To improve transmission quality and satisfy growth requirements, Hawaiian Telephone proposes to replace the analog microwave system with a new digital microwave system. The 1,344 channel capacity of the new digital system will satisfy growth requirements beyond 1987. Existing facilities at Hilo, Kulani Cone, and Naalehu will be used to implement the new digital microwave system. To establish the new digital microwave system at Kulani Cone, Hawaiian Telephone is proposing to replace

the existing antennas with new high performance (hp) antennas to conform with the new digital equipment. The existing 8' antenna will be replaced with a new 8' hp antenna, the 10' x 15' reflector will be replaced with a new 10' hp antenna, and the 4' antenna will be replaced with a new 6' grid antenna. The 175' tower will require structural reinforcement as both the existing and new antennas will be mounted on the tower for about two months so that communication services will not be interrupted during the antenna replacement. Reinforcing of the tower will also enable it to withstand winds up to 125 miles per hour, rather than the present substandard capacity of 80 miles per hour. The reinforcing work will consist of installing additional diagonal and horizontal bracing and adding a new concrete footing over the existing foundation.

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 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 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.

HAIKU WELL, HAIKU VALLEY, KOOLAUPOKO, OAHU,
Board of Water Supply, City and County of Honolulu

Previously reported July 8, 1981.

This EIS is also available for review at the Kailua Branch Library.

Deadline: August 7, 1981.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

PANIAU EIS (REVISED), LALAMILO, SOUTH KOHALA, HAWAII Kep Aluli, Inc./County of Hawaii Planning Department

The applicant, in collaboration with the owners of the subject property, propose to develop a low-rise condominium project on 7.428 acres in the ahupua'a of Lalamilo. The property would first be subdivided into three separate parcels. Each parcel would then be developed as a self-contained complex, consisting of a 4-story structure containing 64-leasehold units, recreation amenities, parking facilities, and support infrastructure. The site is located beyond the south end of Puako Beach Drive fronting a small but broad sandy cove, TMK:6-9-01:7.

This revised EIS is also available for inspection at the Bond Memorial Library in Kohala, the Thelma Parker Memorial Library in Kamuela, and the Kailua-Kona Branch Library.

Status: Accepted by the County of Hawaii Planning Department on July 9, 1981.

NEPA DOCUMENT

The following document has 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.

DRAFT DETAILED PROJECT REPORT AND ENVIRONMENTAL STATEMENT KAULANA BAY NAVIGATION IMPROVEMENTS, SOUTH POINT, HAWAII, U.S. Army Corps of Engineers, Honolulu District

Draft Environmental Impact Statement
The Kaulana Bay Navigation Improvement Study was initiated following a written request from the State of Hawaii, dated 23 August 1979. Based upon this request, a reconnaissance report was completed by the US Army Corps of Engineers, Honolulu District on 8 January 1980 and approved for detailed project studies by the Chief of Engineers in June 1980. The purpose of

this study was to determine the need and feasibility of providing light-draft navigational improvements on the Island of Hawaii. This study identified and evaluated the problems and needs associated with providing light-draft navigational improvements on Hawaii and the impact upon the overall environmental, economic, social, cultural, and recreational resources of the area. The development of alternative sites and design layouts, and the costs and benefits associated with implementing these measures were evaluated. Studies conducted included site investigations, archaeological-cultural studies, hydrographic and topographic surveys, geologic, foundations and materials investigations, fish and wildlife studies, oceanographic and meteorological studies, engineering designs, economic evaluations and environmental assessment.

For more information contact:

U.S. Army Corps of Engineers,
Pacific Ocean Division
Building 230
Fort Shafter, Hawaii 96858

Deadline: August 4, 1981.

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.

REPLACEMENT OF FORCE MAIN AND SEWAGE PUMP STATION, KALIHI-KAI, HONOLULU, OAHU, Yee Hop Realty, Inc./Department of Land Utilization, City and County of Honolulu

Negative Declaration

The applicant proposes to replace an existing 4" force main and sewage pump station with a new 8" ductile iron pipe force main, an enlarged sewage pump station, and an 8" gravity sewer line to meet the future needs of the proposed redevelopment of a 12.6-acre industrial

complex, located within the Special Management Area. The existing line will be abandoned in place, and the existing pump house will be demolished. This improved sewer system will be designed to handle sewage from an area 27.7 acres in size and will serve industries beyond the boundaries of the industrial park. The force main will cross Kalihi Stream (this portion of the stream is owned by the applicant) and connect to the municipal sewer system at Kamehameha Highway. Chapter 343, HRS, applies as work will be performed on County lands. Approx. 20' of pipe will be laid within the right-of-way of Kamehameha Highway which is under the jurisdiction of the Department of Public Works (DPW). The project, however, is exempt under 1:33(a)(3)(1)(a) from DPW's approved list of exemptions, dated November 10, 1975. The site is located at the intersection of Middle Street and Kamehameha Highway where Kalihi Stream meets Kamehameha Highway, TMK:1-2-17:3,4,5 and 1-2-18:1,2,3,9,10.

KAHALUU COMMERCIAL AND RESIDENTIAL DEVELOPMENT, KAHALUU, KOOLAUPOKO DISTRICT, OAHU, Market City, Ltd., Joanna Cho Lau; Pacific Warehouse, Inc./Department of Land Utilization

Draft Environmental Impact Statement

Previously reported July 8, 1981.

This EIS is also available for review at the Kahuku, Kailua, and Waimanalo Branch Libraries.

Deadline: August 7, 1981.

NOTICE OF BOARD MEETING FOR PUBLIC HEARING ON CONDITIONAL USE WITHIN THE CONSERVATION DISTRICT

The Board of Land and Natural Resources will hold a meeting for the purpose of a public hearing at 7:00 p.m. on Thursday, August 13, 1981, in the Kaunakakai Elementary School Cafetorium Kaunakakai, Molokai, to receive testimony on the following:

Conservation District Use Application No. MO-4/22/81-1363 by Norito Kawakami, Attorney, on behalf of Title Guaranty of Hawaii, Inc., for Consolidation and

Resubdivision use at TMK 5-5-01:13-15,
20-22 and 30-36, Makolelau, Molokai.

Contact Person: Mr. Dennis Kaneshiro,
523-4067

Maps of the general location of the area under consideration are on file for inspection at the Department of Land and Natural Resources, 1151 Punchbowl Street, Room 131, Honolulu, and at the Department of Land and Natural Resources' offices in the State Office Buildings at Wailuku, Maui; Lihue, Kauai; and Hilo, Hawaii.

PUBLIC MEETING FOR KANEOHE STP AND KAILUA
STP FACILITY PLANS STEP 1 ADDENDA AND EIS

The Division of Wastewater Management, Department of Public Works, City and County of Honolulu, and the consulting firm of GMP Associates, Inc. will hold a third Public Meeting to consult with the public on the wastewater facilities for the Kaneohe, Kailua and Kahaluu areas. The meeting will be held on August 12, 1981 at 7:30 p.m. at the Castle High School Cafetorium, located at 45-386 Kaneohe Bay Drive, Kaneohe, Oahu, Hawaii 96744. A Facility Plan and an Environmental Assessment have been prepared for the service area to study alternatives and identify a recommended wastewater system. This meeting is to present the alternative systems to the public for consultation and comments. Interested persons are invited to submit their views, written and oral. Any person may submit written comments at any time up to, and including, the day of the meeting without personal appearance. Those persons wishing to present a statement in person at the meeting are requested, but not required, to submit three (3) copies of the proposed comments to the address below. Oral presentations will be limited to an initial three (3) minutes. A mailing list of interested parties who are concerned or affected by the project has been established based on the first Public Meeting of October 10, 1979. Any other persons wishing to be included, and those desiring further information should write to the address below, or call the person indicated.

Dr. Michael J. Chun
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
Honolulu, Hawaii 96813

NOTICE OF ENVIRONMENTAL QUALITY COMMISSION
MEETING

The EQC meeting scheduled for Monday, July 13, 1981 was cancelled. We apologize for any inconveniences this may have caused. The Commission has rescheduled the meeting as follows:

Date: Wednesday, August 12, 1981
Time: 4:00 p.m.
Place: State Capitol, Room 409

Agenda

1. Call to Order.
2. Election of Chairman pro tem.
3. Approval of Minutes for EQC Meeting #81-01.
4. Review of Exemption Lists:
 - a. City and County Building Department
 - b. City and County Department of Land Utilization
5. Other matters.
6. Adjournment.