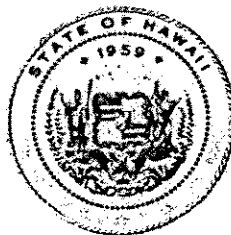


EQ BULLETIN



GEORGE R. ARIYOSHI
Governor

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VII

September 8, 1981

No. 17

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.

CONSERVATION DISTRICT USE APPLICATION FOR TRANSMISSION LINE EASEMENT USE BETWEEN KUILIMA SUBSTATION AND WAHIAWA SUBSTATION, OAHU, George Stricker - Windfarms, Ltd./ DLNR

Windfarms proposes to erect 20 Wind Turbine Generators (WTGs) in the Kahuku hillside area of Oahu for the purpose of producing electricity. This array of WTGs, known as a "Wind Farm," is capable of producing up to 80 megawatts (MW) of electricity, to be sold and delivered to Hawaiian Electric Co. (HECO) by means of a 138 kV Transmission Line. The existing Kuilima Substation, however, cannot accommodate the capacity of the Wind Farm. A transmission line is needed to carry the electricity generated by the Wind Farm to a substation having this capacity. For this purpose, a 138 kV transmission line is proposed by the construction of an overhead line along that portion of the Kuilima Switchyard to the existing Wahiawa Substation. Transmission line routing will pass through both conservation district and military training areas.

Contact: Mr. George Stricker
Windfarms, Ltd.
130 Merchant Street, Suite 1104
Honolulu, Hawaii 96813
Telephone: 526-0411

Deadline: October 8, 1981.

MOANALUA COMMUNITY LIBRARY, MOANALUA, OAHU, Department of Accounting and General Services for the Department of Education

The proposed project consists of the selection of a site for the Moanalua Community Library to serve the people residing in Salt Lake, Moanalua Valley and the surrounding areas. Construction of the library will require an estimated expenditure of \$300,000 for the land and \$1,500,000 for facilities (based on January 1981 prices). The library will have approx. 10,000 sq. ft. of floor area.

Contact: Mr. Herbert Ishida
Department of Accounting and
General Services
Division of Public Works
P.O. Box 119
Honolulu, Hawaii 96810
Telephone: 548-3921

Deadline: October 8, 1981.

RESIDENTIAL LOT SUBDIVISION, KAWAILOA, WAIALUA, OAHU, Castle & Cooke, Inc./ Department of Land Utilization, City and County of Honolulu

The applicant proposes to subdivide a vacant 4.689 acre parcel into 19 lots ranging in size from 5,500 to 10,900 sq. ft. The lots will be sold in fee. The parcel, TMK:6-1-03:26, located southwest of Waimea Bay on Kamehameha Highway in Waialua, is zoned R-6 Residential. It is designated for Park Use on the Detailed Land Use Map and Agriculture Use on the proposed Development Plan.

Contact: Mr. Paul D. Haring
Oceanic Properties, Inc.
P.O. Box 2780
Honolulu, Hawaii 96803
Telephone: 548-4811

Deadline: October 8, 1981.

WAIMANALO AGRICULTURAL PARK, PHASE I,
WAIMANALO, OAHU, Department of Land and
Natural Resources

The Department of Land and Natural Resources (DLNR), in cooperation with the State Dept. of Agriculture, proposes to subdivide 125+ acres into 16 agricultural lots. The proposed project is Phase I of a large-scale Agricultural Park development on approx. 1,800 acres of State land in Waimanalo. This EIS Preparation Notice is being prepared for Phase I of the Waimanalo Agricultural Park. The DLNR has sponsored the preparation of various planning and engineering documents to determine the extent of work needed for the proposed Waimanalo Agricultural Park. The plans include information on the overall Agricultural Park improvements and, in more detail, on the development of Phase I of the Agricultural Park. It is the intent of DLNR to prepare an EIS for Phase I. The implementation of Phase I will be funded with state monies and the remaining phases may be funded by state and federal monies. The U.S. Soil Conservation Service (SCS) is preparing an overall document on the Waimanalo Watershed Project to meet both federal and state EIS requirements. The EIS for Phase I of the Waimanalo Agricultural Park will be coordinated closely with the document being prepared by SCS. The site is located on the Kailua end of Kumuhau St., TMK:4-1-08:13. The 16-lot agricultural subdivision will include the construction of a 24-ft. wide asphaltic concrete pavement within a 44 ft. wide right-of-way. The road will connect onto the existing road beginning at the intersection of Kumuhau and Waikupanaha Streets. The construction of the drainage, irrigation, electrical, street lighting systems, as well as the domestic water supply system will also be included in the project.

Contact: F. J. Rodriguez
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809
Telephone: 521-8391

Deadline: October 8, 1981.

KAILUA-KONA WASTEWATER FACILITY PLAN
SOUTHERN ZONE), NORTH KONA, HAWAII, Dept.
of Public Works, County of Hawaii

Previously reported August 23, 1981.

Contact: Mr. Kenneth Ishizaki
M & E Pacific, Inc.
190 South King Street, Suite 600
Honolulu, Hawaii 96813
Telephone: 521-3051

Deadline: September 22, 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 the project title). The Commission would appreciate a copy of your comments.

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR
THE TELEGLOBE CANADA ANZCAN CABLE LANDING
AND ACCESSORY USE, KEAWAULA, WAIANA, OAHU,
Teleglobe Canada/Dept. of Land and Natural Resources

Previously published in June 8, 1981. This CDUA has been withdrawn by a letter dated August 11, 1981 to the DLNR.

FARRINGTON HIGHWAY BIKEWAY, NANAKULI TO
KEAAU BEACH PARK, PROJECT NO. 93AB-01-81
FARRINGTON HIGHWAY, OAHU, Dept. of Transpo.
tation, Highways Division

The Department of Transportation, Highways Division, proposes to develop a bikeway system in the Waianae District. The proposed project consists of two new bikeways located within the Waianae District of Oahu. The first segment of approx. 5 miles begins on Farrington Hwy. at Lualualei Park, enters the park and then runs along Pokai Bay Street and terminates at the intersection of Waianae Valley Road and Farrington Hwy. The second segment of approx. 2.5 miles begins on Farrington Hwy. at Jade Street, continues along Farrington Hwy., and terminates at Keaau Beach Park. The proposed bikeways will connect to an existing bikeway in Waianae Town.

HELICOPTER PADS AT WAIANAE HEALTH CENTER, CASTLE MEMORIAL HOSPITAL, AND KAHUKU HOSPITAL, PROJECT NO. 0-1260, Airports Division, Dept. of Transportation

On September 16, 1974, an agreement was established between the 25th Infantry Division, U.S. Army Support Command, Hawaii (USASCH), the Hawaii Medical Assistance to Safety and Traffic Interagency Coordinating Committee, and the City and County of Honolulu to establish the Medical Assistance to Safety and Traffic (MAST) Program. The purpose of this program is to provide military air ambulances for emergency evacuation in designated rural civilian communities. The Waianae Health Center, Kahuku Hospital, and Castle Memorial Hospital are among those hospitals in rural communities participating in the MAST program. Currently, helicopters are landing on areas adjacent to these hospitals. A USASCH survey has indicated many deficiencies and safety hazards at these 3 landing sites. Examples of deficiencies include unmarked helicopter landing sites, insufficient lighting, lack of a wind sock, insufficient landing space for MAST operations, and unmarked obstructions. The purpose of this project is to correct as many of the deficiencies and safety hazards noted by the survey as feasible.

KILANI MANOR HOUSING ROAD IMPROVEMENTS, WAHIAWA, OAHU, Dept. of Public Works, City and County of Honolulu

The Department of Public Works proposes to improve North Cane Street, hereinafter referred to as Kilani Manor Housing Road, from its intersection with Kilani Avenue to its end. The project will involve the widening and improvements of the street to serve the recently constructed Kilani Manor Housing project, the proposed Wahiawa Police Station facility, and adjacent property owners. The street affected is owned by the City and County of Honolulu and is located in the central part of Wahiawa town, TMK:7-4:portion of 6 and 7. The construction of the proposed project will involve the use of funds from the Community Development Block Grant Program.

LEIHOKU ELEMENTARY SCHOOL 8 CLASSROOM BUILDING, WAIANAE, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project consists of the design and construction of a 2-story classroom building containing 8 classrooms and toilets at Leihoku Elementary School. Estimated cost of design and construction is \$1,464,000.

MAUI

KAHULUI AIRPORT TERMINAL COMPLEX EXPANSION, KAHULUI AIRPORT, MAUI, STATE PROJECT NO. M-1055, Dept. of Transportation, Airports Division

The Dept. of Transportation, Airports Division, proposes to enlarge and improve the present Kahului Airport Terminal complex. All work will take place on Kahului Airport property currently being utilized for aviation activities. The project includes incrementally relocating existing facilities and constructing a new air carrier passenger terminal building, improving and enlarging the air carrier aircraft apron and parking position area, establishing a new commuter airlines terminal within the existing passenger terminal building, and aircraft parking/apron area, constructing a new air carrier air cargo building and improving Hemaloa Street and Keolani Place.

KIHEI ELEMENTARY AND INTERMEDIATE SCHOOL CLASSROOM BUILDINGS, KIHEI, MAUI, Dept. of Accounting and General Services for the Dept. of Education

The proposal is for the construction of one 2-story building (6 regular classrooms and toilets) and one 1-story building (1 typing classroom and 1 special education classroom) of approx. 6,800 sq. ft. and 3,500 sq. ft., respectively. In addition, driveways, roadways and paved parking for 70 cars on the site of the existing school will be constructed.

THE SABIA BUILDING, LAHAINA, MAUI,
Mr. Gerald M. Tokuno/Maui Historic
Commission

The applicant is proposing to redevelop a 25,104 sq. ft. site located within the Lahaina Historic District No. 2 and the Lahaina National Historic Landmark Boundary on the mauka side of Front Street approx. 55 ft. north of Lahainaluna Road. The proposal is for the construction of a single story wood frame commercial retail building consisting of approx. 5,151 sq. ft. of floor area with vehicular access from Front Street and on-site parking for 33 automobiles including 1 loading space. The site is to be beautified through the addition of landscape planting and the building is to be setback from Front Street approx. 3 ft. with a new concrete sidewalk being provided. It should be noted that of the existing 8,998 sq. ft. of floor area only the existing 2,250 sq. ft. commercial building on the northern corner (Kaana-pali-side) of the subject site will be retained. No exterior renovations to the existing building are planned. The project will consist of approx. 7,401 sq. ft. of floor area (existing building and new commercial structure) which is significantly less than the existing floor area. The commercial structure is located within the Historic District while the parking area is located within the B-2 Community Business District.

HAWAII

IMPROVEMENTS WITHIN THE SHORELINE SETBACK AREA, KAILUA-KONA, HAWAII, Mr. William Kimi, General Partner, Kailua-Kona Village Development Group/Planning Dept., County of Hawaii

The applicant proposes to perform certain improvements within the 40-ft. shoreline

setback area in conjunction with work on a proposed ocean restaurant at the Kona Inn Shopping Village. The applicant is proposing to develop a new restaurant which will be located in the Kona Inn Shopping Village. The new restaurant will replace an existing structure housing the former Kona Inn Paniolo Restaurant. This building is a non-conforming structure located within the 40-ft. shoreline setback area. The existing non-conforming structure will be demolished. There will be no new structures built within the 40-ft. shoreline setback area. The subject property consists of a total area of 4+ acres. It is located on the makai side of Ali'i Drive in Kailua Village, North Kona, Hawaii, TMK: 7-5-07:21.

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'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.

GENERAL PLAN AMENDMENT, WAIAKEA HOUSELOTS, SOUTH HILO, HAWAII, Kenneth Tanouye dba K & J Tire Center, Inc./County of Hawaii Planning Dept.

Previously reported August 23, 1981.

This EIS is also available for review at the Keaau Community-School Library and the Laupahoehoe Community-School Library.

Deadline: September 22, 1981.

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

Previously reported August 23, 1981.

This EIS is also available for review at the Kailua Branch Library and the Waimanalo Community-School Library.

Deadline: September 22, 1981.

WAIMANALO WATERSHED PROJECT, WAIMANALO, OAHU, Dept. of Land and Natural Resources, Windward Oahu Soil and Water Conservation District, and U.S. Dept. of Agriculture, Soil Conservation Service

Previously reported August 23, 1981.

Copies of the Plan-EIS or additional information can be obtained by contacting:

Jack P. Kanalz
Responsible Federal Official
State Conservationist, Soil
Conservation Service
Room 4316, Prince Kuhio Federal
Building
P.O. Box 50004
Honolulu, Hawaii 96850
Telephone: (808) 546-3165

This EIS is also available for review at the Waimanalo Community-School Library and the Kailua Branch Library.

Deadline: October 17, 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.*

MAHUKONA RESORT, NORTH KOHALA, HAWAII, Mahukona Properties/Hawaii County Planning Dept.

The proposed Mahukona Resort site is composed of 8 non-contiguous parcels spread along approx. 3 miles of the North Kohala coastline on the island of Hawaii. The northernmost parcel is 2 miles south of Mahukona Harbor and 8 miles from Hawi. From the boundary of the southernmost parcel to the port of Kawaihae is 6 miles. The "intermediate resort" would consist of several hotels with a total of 1,500 guest rooms, approx. 3,200 medium-density resort condominium apartments, and about 500 single-family detached residential units. In

addition, it would include approx. 75,000 sq. ft. of commercial space, 2 eighteen-hole golf courses, tennis courts, swimming pools and trails for horseback riding and hiking. To support a resort on this site, a new water supply system would be built. Similarly, facilities would be constructed on site for drainage and for sewage collection, treatment, and disposal. The project would be connected with the island-wide electrical transmission and telephone systems. The site is located at TMK:5-7-01:9,19,11,16,17,18,20,23.

This EIS is also available for inspection at the Bond Memorial Library in Kohala (2 copies), the Thelma Parker Memorial Library in Kamuela, and the Kailua-Kona Library.

Status: Currently being processed by the County of Hawaii Planning Dept.

KALOKO LIGHT INDUSTRIAL SUBDIVISION (REVISED), KALOKO, NORTH KONA, HAWAII, Takemasa International, Inc./Planning Dept., County of Hawaii

Previously reported on August 8, 1981.

This EIS is also available at the Kailua-Kona, Kealakekua, and Holualoa Branch Libraries.

Status: Accepted by the Planning Department, County of Hawaii, on August 24, 1981.

KAPALAOA COMDOMINIUM DEVELOPMENT (REVISED), KAPALAOA, PUUANAHULU, NORTH KONA, HAWAII, Kapalaoa, Inc./County of Hawaii Planning Dept.

Previously reported on August 23, 1981.

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

Status: Not accepted by the County of Hawaii Planning Department on August 31, 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.

OLOMANA-MAUNAWILI SEWER PROJECTS, KAWAINUI MARSH, OAHU, Dept. of Public Works, City and County of Honolulu/U.S. Army Corps of Engineers, Honolulu District (USACOE)

Final Environmental Impact Statement

The USACOE is evaluating a Department of the Army (DA) permit application from the City and County of Honolulu, Department of Public Works for discharge of fill material into Kawainui Marsh in conjunction with the construction of the Olomana District Interceptor Sewer and the Maunawili District Trunk Sewer systems. The proposed action involves placement of rock bedding and concrete material in an excavated trench, laying of sewer pipe, and subsequent back-filling of the trench with excavated materials. After construction, all temporary access roads and other construction materials will be removed and the project area restored to near pre-project appearance. The applicant has considered four alignments for the proposed sewer systems and up-grading the treatment capabilities of the existing wastewater plants. All four plans would affect the Kawainui Marsh Historic, Prehistoric and Cultural District, which is eligible for inclusion on the National Register of Historic Places. All plans involve closing of the existing four sewage treatment plants (STP).

For further information, contact:
Mr. Stanley Arakaki
Chief, Operations Branch
Construction-Operations Division
U.S. Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawaii 96858
Telephone: 438-9258

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.

ALII LANDING CLUSTER DEVELOPMENT, HEEIA, KOOLAUPOKO, OAHU, Guy Kearney Harrison/ Dept. of Land Utilization, City and County of Honolulu

Revised Environmental Impact Statement

Alii Landings Associates propose to const. a 54-unit cluster development to be known as "Alii Landing." The project will be situated on 5.264 acres in Heeia, Koolaupoko, Oahu. The subject property is located at the makai end of Ipuka Street. The proposed project involves the construction of buildings, roadways, drainage system, water system, sewage pump station, force main, and landscaping. The 1981 estimated construction cost of the Alii Land project including on- and off-site improvements is estimated at 8.2 million dollars. The 5.264-acre parcel of land presently contains an unimproved road and three dwellings, with most of the site overgrown with weeds and scrub vegetation. The proposed project will convert this site into a multi-family residential community with landscaping, paved internal roadways, and parking spaces. The project site is zoned R-6 except for a small corner of the parcel adjacent to Heeia Fishpond, which is zoned P-1. The entire site is located within the Special Management Area (SMA).

Correction: The deadline date for comment was September 7, 1981, not August 20, 1981 as published in the August 8, 1981 EQC Bulletin.

This revised EIS is also available for inspection at the Kailua, Waimanalo Community-School and Kahuku Community-School Library.

Status: Currently being processed by the Dept. of Land Utilization

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

Revised Environmental Impact Statement

The applicant proposes to construct a commercial complex with a total of 96,000 sq. ft. on the business zoned portion of the project site (7+ acres). On the mauka residential-zoned portion of the site, (6.8+ acres) the applicant proposes to create a lot single-family residential subdivision. No dwelling structures will be built by the developer; only the lots will be sold in fee.

residential-zoned portion of the site adjacent to Kamehameha Highway (1.3+ acres) will be landscaped and maintained as a buffer strip between the proposed development and the highway. The site is located on the Kahuku side of Kahaluu Stream Bridge and the Kahaluu Multi-Purpose Lagoon. Kamehameha Hwy. and Waihee Road front the north and west sides of the site, respectively. The address is 47-114 Waihee Road, TMK:4-7-12:12 and 27.

This EIS is also available for inspection at the Kahuku Community-School Library, Kailua Library, and the Waimanalo Community-School Library.

Status: Currently being processed by the Department of Land Utilization.

APPROVED EXEMPTION LISTS

The EQC approved the proposed exemption lists for the Department of Land Utilization and the Building Department at its meeting of August 12, 1981 with the following modifications:

Department of Land Utilization

Exemption Class #4:

- Items 1-5 and 7-8: Moved to Exemption Class #6 and approved.
- Item 6: Approved with Change in Wording to: "Routine landscaping activities for which grading permits are not required."
- Item 9: Approved with change in Wording to: "Consolidation of land." Also, moved to Exemption Class #6."
- Item 10: Approved with Change in Wording to: "Routine maintenance and dredging of existing streams as covered by the U.S. Army Corps of Engineers permit issued to the Department of Public Works.
- Item 11: Moved to Exemption Class #1 and approved.

Exemption Class #5:

- Item 1: Approved with Change in Wording to: "Test borings for percolation tests, after which the site will be restored to its original appearance.
- Item 2: Approved with Change in Wording to: "Core samplings for archaeological studies, after which the site will

be restored to its original appearance.

- Item 3: Deferred. The scope of water well borings and well caps will be checked.

Exemption Class #6:

Deleted - not necessary.

Exemption Class #8:

Deleted - not necessary.

Exemption Class #9:

- Item 1: Approved with Change in Wording to: "Removal/placement/relocation of trees except exceptional trees."

Exemption Class #10:

Deleted - not necessary.

Building Department

Exemption Class #3:

- Item 4: Approved with Change in Wording to: "Communication building, less than 400 sq. ft., to house microwave electronic equipment not greater in emission power than 10 watts."

Exemption Class #4:

- Item 1: Approved with Change in Wording to: "Removal of unhealthy trees which endanger life or property and non-significant trees."

Exemption Class #7:

- Items 1, 2, and 3: Deleted (already listed in Exemption Class #3)
- Item 4: Deleted (already listed on Exemption List of 3/3/76).
- Item 5: Solar water heating system which includes exterior solar collector, non-reflective panels, storage tank not greater than 120 gallons and associated accessories.

The Board of Land and Natural Resources will hold a Board Meeting for the purpose of a public hearing beginning at 7:00 p.m. on Thursday, September 24, 1981, in the Kona Surf Hotel Kohala Conference Room, Keauhou, Hawaii to receive testimony on the following:

1. Conservation District Use
Application No. HA-4/2/81-1358
by Barry K. Machado for resub-
division use at TMK:8-7-14:2
and 14, Opihiale, South Kona,
Hawaii;
2. Conservation District Use
Application No. HA-4/6/81-1360
by Dillingham Investment Corp.
for consolidation and resubdivision
use at TMK:8-9-03:11 and 73,
South Kona, Hawaii; and
3. Conservation District Use
Application No. HA-6/1/81-1379
by Hawaiian Telephone Company
for microwave tower improvement
use at TMK:9-9-01:24, Kulani,
Kau, Hawaii.

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 Hilo, Hawaii; Lihue, Kauai; and Wailuku, Maui.