



ENVIRONMENTAL QUALITY COMMISSION

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

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No. 18

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed actions have been determined to require environmental impact 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.

CONVERSION OF 2-STORY BUILDING INTO COMMERCIAL CONDOMINIUMS AND CONSTRUCTION OF RESIDENTIAL CONDOMINIUM, WAIKIKI, OAHU,
Westbury Holdings, N.V./Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to convert an existing two-story wood frame building into a commercial condominium, and to construct a new 350-foot, 120 unit residential and commercial condominium within the Apartment Precinct of Waikiki. (No construction work is being proposed for the existing commercial buildings, which are non-conforming, at this time.) The three parcels of land have a combined total of 38,773 sq. ft. At present, a two-story, wood-frame structure is situated on the lot fronting Ala Moana Boulevard. This structure contains 6,610 sq. ft of retail, restaurant/bar, and office space. A 129-space parking lot occupies the rear of the project site. These spaces have been leased on a daily and monthly basis. Access to the site is from Ala Moana Boulevard via the existing 18' driveway. The new building would include 120 studio apartment units and would be 37 stories and approx, 350 ft. in height. Exterior surface materials will be concrete and glass (not mirrored glass). A total of

150 parking stalls will be provided. 30 stalls will be available to commercial patrons and guests of residential units. The size of units will be 332 sq. ft. Each will contain appliances such as washer-dryer, garbage disposal, refrigerator, oven/range with ventilating system, and provisions for air conditioning. Each unit will be provided with 1 parking stall. Recreational amenities include a tennis court, swimming pool, jacuzzi, restroom and shower facilities. The recreation facilities will feature provisions for solar water heating, complete security and common storage rooms. The site is located at 1700 Ala Moana Blvd., TMK:2-6-11:8,9, and 19.

Contact: Wil Chee - Planning
820 Mililani Street, Suite 620
Honolulu, Hawaii 96813
Telephone: 533-6810

Deadline: October 23, 1981.

CONSERVATION DISTRICT USE APPLICATION FOR TRANSMISSION LINE EASEMENT USE BETWEEN KUILIMA SUBSTATION AND WAHIAWA SUBSTATION, OAHU, George Stricker-Windfarms, Ltd./Dept. of Land and Natural Resources

Previously reported September 8, 1981.

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, Dept. of Accounting and General Services

Previously reported September 8, 1981.

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./Dept. of Land Utilization, City and County of Honolulu

Previously reported September 8, 1981.

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, Dept. of Land and Natural Resources

Previously reported September 8, 1981.

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

Deadline: October 8, 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

CONSERVATION DISTRICT USE APPLICATION FOR CONDITIONAL USE FOR THE PURPOSE OF CONSOLIDATING AND RESUBDIVIDING AFFECTED PROPERTIES, HANAIEI, KAUAI, Consolidated Oil & Gas, Inc./Dept. of Land and Natural Resources

The purpose of this action is to consolidate and resubdivide several lots in connection with the development of the proposed Princeville Marriott Hotel. The parcels upon which the hotel is to be built contain both urban and conservation lands. The hotel and its various amenities will not be located on conservation district lands. However, the various properties on which the hotel will be located contain areas which are within the conservation district. Public access to the beach portion of the conservation district will be provided through the property. No structures or improvements will be made to conservation lands. The hotel is sited in the Princeville resort development immediately adjacent to Puu Poa Point, TMK:5-4-11:4 and portions of 5-4-12:4 and 5-4-04:1.

HANAPEPE WELL B, HANAPEPE, KAUAI, Dept. of Water, County of Kauai

The Department of Water proposes to install a 900 gallon per minute (gpm) pump and related infrastructure to bring Hanapepe Well B into production in 1982. Water from Hanapepe Well B will be used to supplement water from Hanapepe Well A to meet the domestic water needs of Hanapepe, Eleele, Port Allen, and nearby McBryde Sugar plantation camps. Proposed facilities will include a small pump control building, a separate pump, limited paving, a perimeter chain link fence, and a transmission main along the access road. When completed, these facilities will look very similar to those constructed for Hanapepe Well A. In addition, if funds permit, then part or all of the 1,200 ft.

dirt access road to Hanapepe Well B would be paved. In total, proposed improvements would cost roughly \$0.3 million at 1981 prices. The County of Kauai will probably finance all improvements. Hanapepe Well B (DOWALD No. 5533-02) is located at an elevation of 99 ft. on a terrace cut into the west side of Hanapepe Valley, Kauai. It is sited on a portion of a 116.20 acre state owned parcel identified by TMK:1-8-04:3. Hanapepe Well B is approx 400 ft. north of Hanapepe Well A (DOWALD No. 5533-01), identified by TMK:1-8-05:19.

RENOVATION OF TERMINAL FACILITY FOR MID PACIFIC AIRLINES, LIHUE AIRPORT, LIHUE, KAUAI, PROJECT NO. K-1071, Airports Division, Dept. of Transportation

The proposed project consists of alterations and additions to the existing terminal facility to provide ticketing, baggage check-in, passenger hold room, office, air conditioning, covered walkway, and other miscellaneous work to accommodate a third inter-island air carrier.

OAHU

AIRWAY SERVICE STATION, HONOLULU INTERNATIONAL AIRPORT, HONOLULU, OAHU, Toshio Kawamura-Airway Service Station/ Dept. of Transportation

The proposed project consists of a new single-story triangular-shaped masonry building of approx. 1700 sq. ft. In addition, a free standing pump island canopy is planned. This will replace a former service station which had been previously demolished to accommodate the new highway system. The lot size is approx. ½ acre and is located along the northerly boundary of the Honolulu International Airport, at the southeastern corner of the intersection of Aolele and Paiea Streets, TMK:1-1-03-183, lot #001-104.

CONSERVATION DISTRICT USE APPLICATION FOR PUBLIC PARK DEVELOPMENT AND WATER TRANSMISSION SYSTEM EASEMENTS AND IMPROVEMENTS, WAIMALU, EWA, OAHU, Oceanview Ventures/ Dept. of Land and Natural Resources

The proposed project is for a public park as a condition to approval of the Royal

Summit residential subdivision development in compliance with Park Dedication Ordinance No. 4621 and the City Grading Ordinance No. 3968, as amended; and to provide water service for domestic uses and fire protection for the Royal Summit, Phases II and III, residential subdivision development in compliance with Board of Water Supply standards. The proposed 4.1 acres public park site will consist of approx. 3.5 acres of urban district lands and 0.6+ acres of Conservation District lands and is located at TMK:9-8-02:9.

CONSTRUCTION OF SWIMMING POOL WITHIN 40-FOOT SHORELINE SETBACK AREA, WAILUPE, OAHU, Allan D. Starr/Dept. of Land Utilization

The applicant proposes to construct a swimming pool and related decking, totalling 1200 sq. ft., within the 40-ft. Shoreline Setback Area. The proposed project site contains an area of 16,441 sq. ft., is situated in a single-family residential area and is zoned R-3. The entire site lies within the Special Management Area. The Pool area will be 800 sq. ft. and the deck 400 sq. ft. The lot which is fronted by a seawall, contains 16,441 sq. ft. and is located on the south eastern side of the Wailupe Peninsula, at 284 Wailupe Circle, TMK:3-6-01:23.

CONSTRUCTION WITHIN THE 40-FOOT SHORELINE SETBACK AREA, MAUNALUA, OAHU, David G. Stringer/Dept. of Land Utilization

The applicant's proposal, either partially or entirely within the 40-foot shoreline setback, includes construction of two balconies, completion of the two new rooms and construction of a new jacuzzi, terrazzo terrace, barbecue, and stairs. A concrete, hollow-block wall will be built across the makai edge of the site, following the natural contours and parallel to the shoreline. The parcel is wedge-shaped, extends between Hanapepe Loop to the east and the rocky cliff Shoreline to the west, and includes a 20-ft. wide sewer easement which traverses the site parallel to the shoreline. The shoreline fronting the parcel curves inward to form a small rocky bottom cove. The project site is located in Hawaii Kai on the Portlock Peninsula in an R-3 Residential District, TMK:3-9-28:22.

DEVELOPMENT OF 2 PARCELS AND CONVERSION OF A SINGLE-FAMILY DWELLING INTO A CHURCH, KULIQUOH, OAHU, Gedatsu Church of Japan/ Dept. of Land Utilization, City and County of Honolulu

The applicant proposes to jointly develop two parcels and convert a single-family dwelling into a church in Kuliouou. Proposed improvements include: (1) installation of a chain link fence in the 40-ft setback area; (2) construction of a sign and gate entryway to identify the church; (3) addition of an office and two covered lanais to the dwelling; and (4) paving of a parking area for 18 spaces. The two parcels were purchased on May 26, 1981 by the Gedatsu Church of Japan. The parcels, however, were not officially consolidated and each parcel alone contained less than the 20,000-sq. ft minimum lot size required for a church by the Comprehensive Zoning Code. The applicant was advised to combine the two parcels, either by joint development or consolidation, in order to meet the minimum lot size requirement necessary to establish a church prior to applying for a Shoreline Variance and a SMP. Parcel 12 contains 12,361 sq. ft; parcel 42 contains 12,130 sq. ft. When combined, both parcels form a rectangular lot containing 24,491 sq. ft. The site is located at 6095 Summer Street, TMK:3-8-3:12 and 42.

EXPANSION OF TWO EXISTING DWELLING UNITS WITHIN THE IMPERIAL HOTEL, WAIKIKI, OAHU, Travel Systems International/Dept. of Land Utilization

The applicant proposes to expand two existing dwelling units (at the 26th and 27th floors) within the Imperial Hawaii Hotel, which lies within the Resort-Hotel Precinct of the Waikiki Special Design District (WSDD), TMK:2-6-02:14. The proposed project will occur on a 32,329 sq. ft. parcel, which is bounded on the south by Kalia Road, on the west by Lewers Stree, and on the north by Helumoa Road, in Waikiki, Honolulu. The proposed pent-house extension will occur on the top of the Imperial Hawaii Hotel. The extensions will require approx. 3 months for construction at a cost of about \$200,000, for interior and exterior work.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR CONDITIONAL USE PERMIT TO CONSTRUCT WATER STORAGE TANK, WAILUKU, MAUI, Warren S. Unemori/Dept. of Land and Natural Resources

In conjunction with the development of Wailuku Heights Extension Unit I, Hawaiian Investment Co., Inc., a subsidiary of C. Brewer and Co., Ltd., has to construct a 100,000 gallon steel water storage tank at an approx. elevation of 1,270 ft. within the West Maui Forest Reserve, TMK:3-5-03:1. The proposed access road and tank site is located approx. 9,900 ft. southwest of U.S.G.S. Triangulation Station "LUKE," on land owned by Wailuku Sugar Company, another C. Brewer subsidiary. The access road and the tank site extends approx. 280 ft. into the West Maui Forest Reserve affecting a land area of 14,246 sq. ft. or 0.327 Acre. The proposed work include constructing a 10 ft. wide paved access road to the tank site, erecting a 100,000 gallon steel water storage tank with all appurtenances and installing an inflow-outflow ductile iron waterline within the access road right-of-way between the tank and the high level water distribution system for Wailuku Heights Extension, Unit I. The water storage tank and water distribution system will be turned over to the Dept. of Water Supply, Maui County when completed. An easement will be granted in favor of the Dept. of Water Supply over the access road and the storage tank site.

HAWAII

RELOCATION OF ACCESS, VOLCANO ROAD, FAP NO. F-011-2(3) AND LSF-011-2(2), OLAA, PUNA, HAWAII, Badri Atabaki, et al/Dept. of Transportation

The proposed project involves the clearing of overgrown grass, grading, and construction of a 50-ft. wide access road through a 150-ft. wide strip of conservation land along Volcano Road to serve portion Grant 6229 to Rolla David Junkin, TMK:3-1-8-09:2. The proposed access will be connecting the subject 45.92-acre property to the Volcano Road directly at the mid-section of its boundary with the forest reserve in order to facilitate the construction of hothouses with a minimum

amount of disruption. This access will serve as a replacement for the existing but unconstructed access located approx. 400 ft. further toward the Volcano side of the property.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for inspection 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'S SUBMITTED FOR ACCEPTANCE. The following EIS has been submitted for acceptance and contains comments and responses made during the review and response period.

HALEIWA BYPASS KAMEHAMEHA HIGHWAY REALIGNMENT FROM WEED JUNCTION TO HALEIWA BEACH PARK, PROJECT NO. F-083-1(5), (FINAL), HALEIWA, OAHU, U.S. Dept. of Transportation and State Dept. of Transportation

Previously reported May 23, 1981.

This revised EIS is also available for inspection at the Waialua and Wahiawa Branch Libraries.

Status: Final EIS approved by the Federal Highway Administration on August 18, 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.

25TH INFANTRY DIVISION FIELD TRAINING EXERCISE (FTX) OJ4-8, HAWAII, U.S. Army Support Command, Hawaii (USASCH)

FINDING OF NO SIGNIFICANT IMPACT

During the month of September and October 1981, the 25th Infantry Division is planning to move to the Island of Hawaii for a major FTX. In the past, battalions of the 25th Infantry Division, stationed at Schofield Barracks, Oahu, have had opportunities to train independently. The present plan will enable individual battalions to train collectively, as respective brigades, in a division-level FTX. The purpose of OJ 4-81 is to allow sub-units of the Division to learn to work together as one united force. Downgrading the exercise to brigade or battalion-level would not meet the need for the proposed action. Land adjacent to and surrounding Pohakuloa Training Area (PTA) is presently being considered for the exercise, and negotiations with land owners are currently underway to obtain permission to train within these additional training areas. Portions of the following areas have been requested for use for training during this FTX period:

- a. Area northeast of PTA, north of Saddle Road (approx. 7,000 acres of privately owned property -- Parker Ranch, Humuulu Sheep Station)
 - b. North Kohala area, Kahua Ranch (approx. 498 acres of privately owned land).
 - c. Area northwest of PTA, Parker Ranch Section #2 (approx. 75 acres of privately controlled land).
 - d. Area east of Waimea, Parker Ranch Section #3 (approx. 99 acres of privately controlled land).
 - e. Upolu Point Airport.
 - f. Waimea Airport.
 - g. Kilohana Girl Scout Camp (approx. 7 acres of privately controlled land).
- Approx. 7,679 acres, including both PTA and other private lands are proposed for use during this FTX. Approx. 4,200 soldiers, 886 vehicles, and 682 trailers are expected to participate with termination of this exercise scheduled for sometime around 25 October 1981.

OCEAN THERMAL ENERGY CONVERSION (OTEC) LICENSING, U.S. Dept. of Commerce, National Oceanic and Atmospheric Administration, Office of Ocean Minerals and Energy

FINAL ENVIRONMENTAL IMPACT STATEMENT

This environmental impact statement is prepared in response to the Ocean Thermal

Energy Conversion Act of 1980 (PL 96-320) and the National Environmental Policy Act of 1969, as amended, to identify and assess the effects of licensing commercial OTEC development on human activities and the atmospheric, marine, and terrestrial environments. Alternate regulatory approaches for mitigating adverse environmental impacts associated with siting, design, and operation of commercial OTEC plants are evaluated, and the preferred regulatory alternative identified. The candidate regions likely to be used for commercial OTEC power production by the year 2000 include the eastern Gulf of Mexico, several island communities (Puerto Rico, U.S. Virgin Islands, Hawaiian Islands, Guam, and the Pacific Trust Territories), and various plantship areas located in the open ocean.

Address inquiries or comments to:
 Office of Ocean Minerals and Energy
 2001 Wisconsin Avenue
 Washington, D.C. 20235
 Telephone: (202)254-3483

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.

KAHALUU COMMERCIAL AND RESIDENTIAL DEVELOPMENT (REVISED), KAHALUU, OAHU,
 Market City, Ltd.; Joanna Cho Lau; Pacific Warehouse, Inc./Dept. of Land Utilization, City and County of Honolulu

Revised Environmental Impact Statement

Previously reported September 8, 1981.

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

Status: Accepted by the Dept. of Land Utilization on September 8, 1981.

The Aloha State Corporation proposes to develop a 1,000-acre site in the Ewa District of Oahu under Sections 203 (b) and (i) and Section 8 of the Housing and Community Development Act. Community Development Block Grant funds are expected to be used for acquisition and housing rehabilitation. The developer proposes to build 674 dwelling units with about 1/4 of the units to be for low and moderate income families. The proposed development will include parks, new streets, and roads, utility lines, and a commercial area. There is proposed some relocation from existing homes to be replaced with new homes. Additional housing units beyond the initial 674 are proposed over a ten-year period. Need. An EIS is proposed due to HUD threshold requirements in accordance with housing program environmental regulations and probable impact on: topography, soils, water resources, vegetation, noise levels, public services and utilities, and traffic volumes. Alternatives. At this time, the HUD alternatives are: accept the proposed development as submitted, accept the proposed development with modification, or reject the proposed development.

Scoping. A scoping meeting to determine significant issues to be addressed is proposed to be held. All interested citizens, and representatives of federal, state, and local government agencies are invited to attend this meeting.

Vice President George Bush announced on August 12, that 30 existing federal regulations will be subjected to in-depth agency reconsideration, including nine environmental review regulations. These are the Corps of Engineers Section 404 Permit Program; EPA Pesticides Registration Program; EPA Consolidated Permit Program; Council of Environmental Quality's Regulations implementing the National Environmental Policy Act; regulations implementing the National Historic Preservation Act; Fish and Wildlife Coordination Act; Endangered Species Act and the OMB circular No. A-95 clearinghouse procedures. Any changes to these regulations would directly affect federal activities in Hawaii and indirectly affect local government and private actions. The Office of Environmental Quality Control will be monitoring these reviews as they pertain to Hawaii.

The Office of Environmental Quality Control (OEQC) has contracted Life of the Land (LOL) to compile an environmental directory. In cooperation with the Federal Executive Board and OEQC, the directory will be a comprehensive listing of government agencies, environmental consultants, private organizations, and community groups dealing with environmental matters. Life of the Land will be responsible for compiling a list of private organizations and community groups, while the Federal Executive Board will concentrate on governmental agencies and environmental consultants. Organizations and persons wishing to be included in the environmental directory should contact the following persons: Laurie Yamamoto of LOL at 521-1300 for private organizations and community groups wishing to be listed and Jim Maragos at 438-2263 for government agencies and environmental consultants.