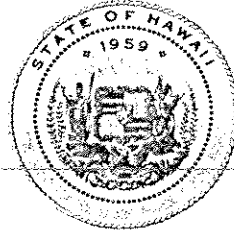


EQ BULLETIN



George R. Ariyoshi
Governor

Roy R. Takemoto
Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VII

November 23, 1981

No. 22

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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

CONSTRUCTION OF BUILDING, HONOLULU INTERNATIONAL AIRPORT, OAHU, Paradise Helicopters, Ltd./Dept. of Transportation

The applicant proposes to construct a one story building, consisting of approx. 31,000 sq. ft. for maintenance, service, and related functions and uses in the airport area. The site is located on Lot 12, Air Tour/Taxi, Lease Lots, TMK:1-1-72:5. Access to the site is from Lagoon Drive and access road.

LIWAI STREET RELIEF DRAIN, WAILUPE, HONOLULU, OAHU, Dept. of Public Works, City and County of Honolulu

The Liwai Street Relief Drain Project consists of the construction of subsurface storm drain system serving Liwai Street, between Hao Street and Wailupe Stream. The proposed drainage improvements will consist

of the following:

1. The interception of surface runoff at the low point along Liwai Street to Kiholo Street, along Kiholo Street toward Waihou Street and across the existing drainage easement through a built-up property to Wailupe Stream.
2. The modification of the existing system by cutting and plugging both ends of the 18-inch RCP drain line connecting the catch basin at the sump of Liwai Street to drain manhole "A8" (DMH "A8").

The proposed project will serve a total drainage area of approx. 7 acres. Collected runoff, approx. 64 cubic ft. per second, will drain into Wailupe Stream. The proposed drainage improvements will alleviate the periodic flooding of Liwai Street between Hao and Kiholo Streets. Funding for the project by the City and County of Honolulu is programmed in the City's six-year CIP budget. The proposed project is located about one-half mile from Kalaniana'ole Hwy., off West Hind Drive. The project area is part of the Kuliouou-Kalani Iki Neighborhood No. 2. Most of the parcels in the affected area are developed, except for the steep slope area along Hao Street separating Wiliwilinui Ridge from Wailupe Valley.

SMALL AIRCRAFT STORAGE HANGAR OFFICES AND SHOP SPACE, HONOLULU INTERNATIONAL AIRPORT, OAHU, Peyton Carrol/Airports Division, Dept. of Transportation

The applicant is proposing the construction of a storage hangar facility with offices and shop space at the Honolulu International Airport. The purpose of the proposed hangar facility is for storage of small

private airplanes, maintenance, and office space for a Charter aircraft and tour business utilizing 3 twin-engine aircraft. The facility is not intended for use by another fixed base operator and therefore will be used only for storage, repair of small private aircraft and to house a small charter and air tour operation. The proposed hangar will be approx. 100 ft. long, 20 ft. wide, and 8 ft. from the finished floor to the eave line. Effective floor area will be approx. 2,000 sq. ft. The site is located on Lot #009-109, and lies within the existing civil airport boundary. This area is currently used for small airplane parking, traffic, and maintenance.

LANAI

LANAI CITY WASTEWATER FACILITY PLAN, LANAI CITY, LANAI, Dept. of Public Works, County of Maui

Lani City is currently experiencing severe problems with the "old" sewer system and the cesspools. The existing stabilization ponds, which serve the hospital, school, and a portion of the business district, were constructed in 1975 as a temporary measure until a more permanent solution could be implemented. Erosion of the banks has since taken place due to the nature and intent of construction, making improvements necessary. Most of the residences in Lanai City utilize cesspools as a waste disposal system. Due to the impervious soils in the area, however, there has been a history of failures, prompting concern as to the adequacy of the disposal method. Without the implementation of a sewerage system, population growth as projected in the Water Quality Management Plan would result in a proliferation of cesspools in the planning area. In the Water Quality Management Plan for the County of Maui (1980), the need for a sewerage system is recognized. The plan recommends:

1. A collector system to provide sewers to all of Lanai City;
2. Sewage treatment works (possible ponds) to provide secondary treatment; and
3. Integration of Lanai City's sewage treatment needs with future development on Lanai.

The proposed facilities will be compatible with development plans for Lanai City. A proposed centralized collection-treatment-disposal system includes the following components: gravity sewer system, wastewater (stabilization) treatment pond, and seepage pond. The system would serve the entire Lanai City, and existing disposal ponds and cesspools will ultimately be abandoned.

HAWAII

AMENDMENT TO CONSERVATION DISTRICT USE APPLICATION FOR THREE ROADWAY EASEMENTS, LAUPAHOEHOE FOREST RESERVE, NORTH HILO, HAWAII, Mr. M.A. Blair, Blair Ltd./Dept. of Land and Natural Resources

This is an amendment to the Conservation District Use Application originally processed by the DLNR in 1971 (HA-71/1/28-175). The applicant, Blair Ltd., proposes to construct three logging roads extending from the existing Blair Road, in the Laupahoehoe Forest Reserve, into Parker Ranch land at Waipunalei, TMK:3-7-01:02. The three lateral access roads will be 15 ft. wide and constructed of gravel. These roads will be used to facilitate logging operations on Parker Ranch land at Waipunalei. The existing logging road was built in 1969. The lower $+3\frac{1}{2}$ -mile portion of the road, extending from the makai Laupahoehoe Forest Reserve boundary to approx. the 4,500 ft. elevation, is within a recommended Natural Area Reserve. The lower lateral access road will be partly aligned with an existing skid trail, but will also require the clearing of an alignment through undisturbed native vegetation. This road, located approx. at the 3,000 ft. elevation, is within the recommended Natural Area Reserve. The upper $+2$ -mile portion of the existing road, above the 4,500 ft. elevation, is within the Koa Management Area of the Laupahoehoe Forest Reserve. There are two existing jeep trails that extend from the upper portion of the Blair Road into Waipunalei. These roads will be improved and subsequently referred to as the Upper and Middle access roads of this subject proposal. The Natural Area Reserves System Commission (NARS) has recommended that the lower area of the Laupahoehoe Forest Reserve (approx. below the 4,500 ft. elevation) be designated as a Natural Area Reserve. This recommendation was

approved by the Board of Land and Natural Resources (BLNR) on November 9, 1978. However, pursuant to Section 183-41, HRS, and Title 13, Chapter 2, Administrative Rules of the Department of Land and Natural Resources (DLNR), NARS must comply with Conservation District Use regulations prior to establishing a Natural Area Reserve in the State Conservation District. As such, the subject area has not been placed under NARS jurisdiction, and will continue to be regulated as State Forest Reserve Conservation Land until such time as the BLNR approves a Conservation District Use Application (CDUA) for the establishment of a Natural Area Reserve in the Laupahoehoe Forest Reserve.

AMENDMENT OF THE HALE POHAKU MID-LEVEL MASTER PLAN EIS, HALE POHAKU, HAMAKUA DISTRICT, HAWAII, Dept. of Land and Natural Resources for the University of Hawaii

The proposed Hale Pohaku Mid-Level Facilities will replace the temporary buildings that were originally built to house construction workers. Although renovations were made to improve the temporary facilities for researchers, technicians and support staff, more permanent and adequate facilities are now necessary. The new facilities will be located in the general area presently occupied by the temporary facilities and will be within the 1/8 mile corridor of the Mauna Kea Access Road as proposed in the EIS. The plan as presently being designed modifies the building sizes and numbers from those described in the Master Plan EIS, primarily to lessen environmental impacts. The buildings to be modified are:

1. Support Services and Common Area Building
2. Dormitory Buildings
3. Maintenance Building and Area
4. Visitor Information Center
5. Others (Sewage disposal cesspools, water storage tanks, solar panels)

OEQC has reviewed the proposed changes and determined that no supplemental statement is required.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION OF PRIVATE LAND, PUNA, HAWAII, Lizzy M. Lum/Dept. of Land and Natural Resources

In 1969, a surveyor was commissioned to subdivide a property known as TMK:1-5-09:13. Subsequently, the owner was informed

that the subdivision, which included TMK: 1-5-09:13,51,54,55,56, and 57 had been approved. Recently, the applicant was apprised of the fact that the subject subdivision is located in the State Land Use Conservation District and was approved by the Planning Dept., County of Hawaii, without consulting the DLNR. Approval was granted in 1969 for TMK:1-5-09:13, 51, 53, 54, and 55, with parcel 56 and 57 omitted. Also, that parcels 55, 56, and 57 were not recognized as legal lots because of the absence of permission issued from the State's Conservation District. The applicant, therefore, is seeking permission for subdivision of the same. The site is located in Keonepoko-iki, Puna, Hawaii, TMK:1-5-09:55,56, and 57.

CONSERVATION DISTRICT USE APPLICATION FOR SUBDIVISION, WELL DRILLING, ROAD AND SITE GRADING, KAHUKU, KA'U, HAWAII, Walter C. Witte/Dept. of Land and Natural Resources

The site is located on TMK:9-02-01:72 at Kahuku, Ka'u, Hawaii. The applicant initially sought to subdivide parcel 72 into six lots; however, Lot 1 of the six proposed lots has recently been established as a new TMK No., (TMK:9-2-1:74). As such the current application will indicate a large lot subdivision of TMK:9-2-01:72 into five lots, indicated as lots 2 through 6. Initially, the application indicated a total of 20,838.82 acres, which includes the now separate lot 1 (TMK:9-2-1-74). As lot 1 is now excluded from this application, the total acreage involved in the subdivision action is 20,616.82. The objectives of the project are:

1. to increase the availability of the land to more people at a more reasonable price by subdividing the large lot into five smaller lots;
2. to provide a non-hazardous approach to the subject land; and,
3. to provide water in an area where none is available except by catchment.

In addition to the large lot subdivision at least one portable water well will be installed at approx. the 1,000 ft. elevation and at least on irrigation water well at approx. the 200 ft. level. Also, the jeep trail now existing will be widened to a width of 20 ft. by rough grading. This trail is from Maikai Blvd. in Hawaiian Ranchos Ocean View Increment #2 Subdivision to the water hole at the ocean in the Pohue Bay area.

MOTORCYCLING RACING FACILITY, WAIAKEA, SOUTH HILO, HAWAII, Dept. of Parks and Recreation, County of Hawaii

The County of Hawaii, at the request of the Big Island Motorcycle Association, is proposing to develop a motorcycle training and competition facility on State-owned lands located in Waiakea, South Hilo, TMK:2-1-13:2 (por.). The proposed 90 acre site abuts the northeast boundary of the Panaewa Drag Racing Complex, which was developed and is operated by the County of Hawaii. The proposal consists of:

1. Clearing, grubbing, contour grading of the site;
2. Extension of a waterline from the drag racing complex;
3. Grading an area for parking and constructing a pit area and motorcycle track and course; and
4. Constructing accessory structures (e.g., spectator and concession facilities, comfort station, etc.).

DEVELOPMENT OF A PUBLIC HOUSING PROJECT WAIMEA, HAWAII, Hawaii Housing Authority

The Hawaii Housing Authority proposes to acquire 19 units in the 29-unit Noelani project being developed by Mauna Lani Resort, Inc. in Waimea on the Island of Hawaii. Funding for the HHA units will come from the Department of Housing and Urban Development pursuant to Title 24, Chapter VIII. The proposed project will consist of 22 two-bedroom and 7 one-bedroom units in three separate buildings on two adjoining parcels, TMK:6-5-9:25 and 26, fronting Opelo Road. The buildings will be two stories in height with ground floor and second floor units having separate entries. A laundry room and an administrative office will be provided in one of the HHA buildings. The buildings will be of wood-frame construction and will be designed and specified in accordance with HUD minimum property standards (HHA units only) and County of Hawaii building design standards. An open parking area will be located in the center of the project on either side of the boundary line between the two parcels. A reciprocal easement will be provided to allow tenants of the HHA portion and the Mauna Lani portion of

the project to obtain access to their parking spaces. The parking area will have 40 stalls or 1.38 stalls per units. A total lot will be provided on Parcel 25, for residents of the HHA units.

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.*

IMPROVEMENTS TO THE MAALAEA BOAT HARBOR, MAALAEA, MAUI, Harbors Division, Dept. of Transportation

The Harbors Division of the State Department of Transportation has developed a Design Guide for a project to improve the interior facilities of the Maalaea Boat Harbor on the southwest shore of Maui. The project has been developed over recent years in response to urgent requirements to increase the safety and berthing capacity of the harbor. The harbor in its present configuration is vulnerable to southern swells and especially to strong storms from the south. There is an urgent requirement to increase the berthing capacity from the present 102 boats to meet the boating demand and to increase revenues from the facility. The U.S. Army Engineer District, Honolulu, Department of the Army, has recently completed an extensive report entitled, "General Design Memorandum and Final Environmental Impact Statement, Maalaea Harbor for Light-Draft Vessels, Maui, Hawaii," July 1980. This report describes in detail the proposed navigation improvements for the harbor and their environmental impacts. The proposed improvements are designed to

alleviate adverse navigation conditions and to provide for the addition of berthing space. The recommended Federal plan of improvements provides for the dredging of a new entrance channel, a turning basin and an access channel, together with the construction of an extension to the existing south breakwater, including an exterior revetted mole. This Federal project will be jointly funded by the Federal and State governments. Development of the Federal plan has permitted the development of the Design Guide for the interior harbor improvements, hereinafter called the State project, which is the subject of this EIS. The State project is concerned with the increased internal berthing accommodations and the general improvements to the support facilities throughout the harbor. The State project includes the construction of a harbor center; construction of an east mole; administration building; increased number of berths (102 to 251 ranging from 20' - 100'); increased number of parking stalls and paved areas; fueling dock; and new utilities (sewerage, water, electricity). Construction will be in two major phases. The first phase will include the marine construction activities of dredging, compacting fill and rock revetment construction. This phase should proceed with the Federal project which includes the same tasks at the entrance channel and at the mole on the south breakwater. Concurrent construction should produce economies of scale that could realize significant savings for the State. The second construction phase will include the concrete piers and berths, the Administration Building, utilities, pavements and parking stalls.

This EIS is also available for review at the Kahului, Lahaina, and Makawao Branch Libraries, and the Maui Community-College Library.

Deadline: December 23, 1981.

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

The Department of Public Works, County of Hawaii, proposes to construct a regional sewerage facility for Kailua-Kona. The

regional system will collect sewage from the southern zone and transport it to the ~~northern zone for treatment and disposal.~~ Separate facility plans are being prepared for the northern and southern zones. This EIS addresses only those actions proposed for the southern zone, which is a coastal strip extending from Waiaha to Laaloa, approx. 1 mile wide and 3 miles long. For the southern zone, proposed actions include the construction of interceptors, force mains, and pump stations along Alii Drive. A high-level interceptor to service the mauka areas is proposed for the future (year 2010) beyond the 20-year planning period. Residences in the agricultural district will remain on cesspools.

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

Deadline: December 23, 1981.

THE WESTBURY, WAIKIKI, OAHU, Westbury
Holdings, N.V./Dept. of Land Utilization,
City and County of Honolulu

Westbury Holdings, N.V. proposes to construct a 136-unit 39-story condominium at 1700 Ala Moana Boulevard, TMK:2-6-11:8,9, and 19. To be known as the "Westbury" the project will be a 340 ft. high concrete and glass building constructed on a 38,765 sq. ft. L-shaped lot. Two 20-ft. wide driveways will serve the site. The project will have a swimming pool and tennis court. 150 parking stalls will be provided,; 136 will be assigned to individual units. Floors 6 thru 39 will contain 136 studio units. Each floor will contain 4 units of approx. 400 sq. ft. each. All units will contain a full complement of appliances including washer/dryer, stove, oven and provision for air conditioners. An existing two-story wooden building housing an assortment of commercial uses, and a 129-stall parking lot now occupy the site. These will be demolished for the proposed project. Located in a fringe areas of Waikiki, the site is surrounded by two high rise developments, the Driftwood and Tradewind Apartments, and two-story apartments in the rear.

This EIS is also available for review at the Waikiki-Kapahulu Library.

Deadline: December 23, 1981.

KALIA ROAD RELIEF DRAIN, WAIKIKI, OAHU,
Dept. of Public Works, City and County
of Honolulu

Previously reported November 8, 1981.

This EIS is also available for review
at the Waikiki-Kapahulu Library.

Deadline: December 8, 1981.

MAKENA ROAD, MAKENA, MAUI, Dept. of Public
Works, County of Maui

Previously reported October 8th and 23rd,
1981.

Correction: The EIS indicates that the
use of State lands are pro-
posed. Therefore, the gover-
nor is the final accepting
authority for this Statement.
The revised EIS will be sub-
mitted to Mayor Hannibal
Tavares first for his accep-
tance to be followed by sub-
mittal to OEQC for processing
for the governor's acceptance.

For further information, contact OEQC
at 548-6915.

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.*

CONSOLIDATION AND RESUBDIVISION WITHIN
THE SPECIAL MANAGEMENT AREA, NORTH SHORE,
OAHU, Hawaiian Sunset Joint Venture/Dept.
of Land Utilization, City and County of
Honolulu

Preparation Notice

The applicant proposes to consolidate 9
parcels totalling 6.43 acres, and resub-
divide the property to create a 22-lot
residential subdivision. The residential
lots will range in size from 5,000 to

20,000 sq. ft. The lots will be sold in
fee. Of the 22 lots, only 20 will be used
for residential use. 9 lots are large
enough to accommodate duplex dwellings as
they exceed 7,500 sq. ft. 4 lots directly
abut the shoreline. This residential sub-
division is a portion of a larger project
being developed by the applicant. Although
the proposed project is being developed
separately, it is being constructed in con-
junction with the Sunset Planned Development
Housing project, which is currently under
construction, and the remodeling of 17
single-family homes along Kamehameha Hwy.
The site is located near Sunset Beach,
next to the University of Hawaii Agricultural
Experiment Station, between Kamehameha Hwy.
and the ocean, TMK:5-8-06:1-6,10,11, and
portion of 29.

Contact: Mr. Royce Fukunaga
Fukunaga & Associates, Inc.
2615 South King Street, Room 2B
Honolulu, Hawaii 96826
Telephone: 944-1821

Deadline: December 23, 1981.

KAHALUU INDUSTRIAL DEVELOPMENT, HEEIA,
KOOLAUPOKO, OAHU, Alexander and Baldwin,
Inc./Dept. of Land Utilization, City and
County of Honolulu

Draft Environmental Impact Statement

Alexander and Baldwin, Inc. proposes to
construct a 21-lot light industrial sub-
division and agricultural/residential lot,
tentatively referred to as the "Kahaluu
Industrial Development." The project will
be situated on 26.0 acres near the inter-
section of Waihee Road and Kamehameha Hwy.
in Heeia, TMK:4-7-13:01,10,11,12,16, and 24.
The project is divided by Kamehameha Hwy.
The proposed project consists of a 21-lot
light industrial subdivision on the indus-
trial-zoned portions of the site. Depending
on the method of sewage disposal ultimately
allowed, the applicant proposes to create
an agricultural lot or residential subdivision
on the R-3 residentially zoned portion of
the site. The proposed action will include
the on-site construction of roadway system,
drainage system, water system and sewage
collector system.

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

Deadline: December 23, 1981.

EQC CHAIRMAN

The EQC is pleased to announce the appointment of Roy R. Takemoto as Chairman of the Commission. We welcome Mr. Takemoto and wish him the best of luck in his new role on the Commission.

PROPOSED AMENDMENT TO EXEMPTION LIST

Previously published October 23, 1981.

The Department of Public Works, City and County of Honolulu, is proposing to amend their existing exemption list by adding two herbicides to Exemption Class #1, item on Vegetation Clearing from Stream. The entire item was published in the October 23, 1981 EQC Bulletin.

Please submit your written comments to the Commission by November 30, 1981 to allow time for the preparation of a response. Comments will also be received in writing or orally at the EQC meeting to be held on December 10, 1981.

EIS Rules and Regulations

The proposed rules and regulations of the EQC are now being put into the administrative rules format. Concerns have been raised and the Commission will discuss substantive and format changes at the December 10, 1981 EQC meeting. The public is welcome to submit written comments in advance to the Commission. Comments will also be received in writing or orally at the meeting.

NOTICE OF EQC MEETING

Date: Thursday, December 10, 1981.
Time: 4:00 p.m.
Place: State Capitol, Room 409

Agenda

1. Call to Order.
2. Approval of Minutes for EQC Meeting #81-02.

3. Review of Department of Public Works, City and County of Honolulu Proposed Amendment to Exemption List.
4. Proposed Administrative Rules:
 - a. Format/Procedural Requirements
 - b. Concerns
5. Interrelationship of EQC, OEQC, Environmental Council, and Environmental Center.
6. Other Matters.
7. Adjournment.