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ENVIRONMENTAL QUALITY COMMISSION

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No. 2

REGISTER OF CHAPTER 343, HRS DOCUMENTS

KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PLAN, KAKA'AKO, OAHU, Dept. of Housing and Urban Development and Hawaii Community Development Authority

Mr. Frank Johnson
Department of Housing and Urban Development
Honolulu Area Office
P.O. Box 50007
Honolulu, Hawaii 96850
Telephone: 546-5554

Preparation Notice

This Notice supplements but does not supersede the EIS Preparation Notice previously published in the October 23, 1981 EQC Bulletin. The proposed action is the Kaka'ako Community Development District Plan prepared by the Hawaii Community Development Authority (HCDA). The Honolulu Area Office of HUD may participate in the implementation of the Plan by making available HUD-assisted programs including mortgage insurance, loans, grants and rental housing subsidies. HUD may also permit the City and County of Honolulu to implement activities within the area as an entitlement applicant under HUD's CDBG Program. Pursuant to 24 CFR Part 50, the Honolulu Area Office of HUD has determined that the proposed action will have significant impact on the human environment. The HCDA and the Honolulu Area Office of HUD will be joint lead agencies, and a joint EIS will be prepared in accordance with both Federal and State EIS requirements. For further information contact either:

Deadline: February 5, 1982.

EIS PREPARATION NOTICES

The following proposed action has been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

10-METER TELESCOPE FOR MILLIMETER AND SUBMILLIMETER ASTRONOMY, MAUNA KEA, HAMAKUA, HAWAII, University of Hawaii

Previously reported January 8, 1982.

Comments on this Preparation Notice and requests to be consulted should be sent to:

University of Hawaii
Vice President for Administration
2444 Dole Street
Honolulu, Hawaii 96822
Attention: Walter Muraoka

with a copy to:

Group 70
924 Bethel Street
Honolulu, Hawaii 96813
Attention: Marilyn Metz

Deadline: February 8, 1982.

Mr. Raymond H. Suefuji
Executive Director
Hawaii Community Development Authority
Suite 318
680 Ala Moana Boulevard
Honolulu, Hawaii 96813
Telephone: 548-7180; or

FORESTRY TREE PLANTING PROGRAM, STATEWIDE,
State Dept. of Land and Natural Resources,
Division of Forestry

Previously reported May 23, 1978.

This preparation notice has been withdrawn
by letter dated, January 7, 1982 to EOC.

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

KAUAI COMMUNITY COLLEGE WELDING SHOP
EXTENSION, PUHI, KAUAI, Dept. of Accounting
and General Services for the University
of Hawaii

The proposed project located at Kauai Community College will include the construction of an extension to the existing Welding Shop Building. The gross area of the addition will be approx. 4,500 sq. ft. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. New spaces for Welding Shop and Machine Shop programs will be in accordance with the college's Master Plan.

OAHU

HALEIWA ROAD DRAINAGE IMPROVEMENTS-CANE
HAUL ROAD BOX CULVERT, WAIALUA, OAHU,
Dept. of Public Works, City and County
of Honolulu

This project proposes to remove two existing 24-inch drain pipes at the Cane Haul Road crossing and replace them with

a 20-ft. wide by 8 ft. high box culvert. This will allow the existing ditches, upstream and downstream of the Cane Haul Road, to interconnect. Presently, the two 24-inch pipes are too small to handle the ditch flows. Water backs up from this point and results in the flooding of Haleiwa Road. The construction of the box culvert is only a part of the overall drainage system improvements proposed for the Haleiwa Road Drainage Improvements project. They will include the eventual widening of the ditches and continuing the upstream improvements to Haleiwa Road. The downstream ditch improvements will eventually extend to Paukauila Stream. The box culvert will be located in a cane field. The crossing is used mainly by the Waialua Sugar Company vehicles for their operations. The project site, as well as the surrounding areas, is designated as a flood plain. Construction of the proposed project will not remove the flood plain designation. This project is intended to alleviate flooding from the more frequent localized rainstorms only. The estimated construction cost of this project is \$150,000. Construction will involve the use of funds from the Community Development Block Grant Project.

TRAM SHUTTLE SYSTEM AT HANAUMA BAY BEACH
PARK, HANAUMA BAY, HONOLULU, OAHU, Dept.
of Parks and Recreation, City and County
of Honolulu

The Department of Parks and Recreation is proposing to allow the continued use (concession) of the shuttle system which transports park users and incidentals from the parking level to the sandy beach area at Hanauma Bay Beach Park. Vehicles to be utilized include a 12-passenger van which is primarily used for transporting equipment and two propane-run (clean, low emission and low maintenance), open air shuttle buses which have carrying capacities of approx. 20 passengers. Only one bus (8 ft. wide by 29 ft. long by 11 ft. high) is operated at any given time while the other is used as a backup. The shuttle system will be in operation 7 days a week and 11 hours per day (7 a.m. to 6 p.m.). Runs will be made at 15-minute intervals or 44 trips per day minimum. As many as 66 trips per day at a 10-minute interval will be made on peak days. The primary purpose of the

shuttle bus concession is to improve management safety and convenience to the public using both the upper level and beach level park facilities. The concession is responsible for restricting public vehicular access to the beach.

WAIPAHU INTERMEDIATE SCHOOL SPECIAL EDUCATION CLASSROOM BUILDING RENOVATION, DAGS JOB NO. 02-16-7301, WAIPAHU, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The proposed project will consist of renovating the existing shop building into a special education classroom building. The shop building is a one-story, concrete masonry structure with approx. 6,220 sq. ft. The school will thus be provided with a much-needed facility to implement its program in accordance with the Educational Specifications. Estimated cost of construction is \$550,000.

MAUI

WEST MAUI HOUSING PROJECT, HONOKEANA AND ALAELOA, LAHAINA, MAUI, Dept. of Human Concerns, County of Maui

The County of Maui proposes to construct a single family residential lot subdivision on 13.506 acres of land located just mauka of the existing Napili Hau Planned Unit Development. Maui Land and Pineapple Company owns the land and will be donating it to the County for the development of affordable house lots. The proposed development will partially provide for the ever increasing demand for affordable housing in West Maui. The proposed subdivision is located on lot 2 of the Hale Papa'i Subdivision in Honokeana and Alaaloa, Lahaina, Maui. The property is identified as being a portion of Parcel 1 of Tax Map Key: 4-3-01. Lot 2 is bordered by the proposed extension of the Honoapiilani Hwy. to the south, the Napili Hau Planned Unit Development and Kohi Street to the northwest, and the Honokeana Stream to the northeast. The property is located approx. 4½ miles north of Kaanapali and ¼ mile south of Kapalua. The proposed subdivision will provide approx. 69 single family residential lots with minimum lot areas of 6,000 sq. ft. and an average of 7,100 sq. ft. The entire subdivision

shall be constructed in a single phase and is expected to require about 8 months for completion. The total construction cost for the subdivision is estimated at \$1,556,000, which amounts to about \$22,600 per lot. The project will be financed through an interim loan to be secured by the County from the Hawaii Housing Authority or a private lending institution.

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.

HONOULIULI WELLS, HONOULIULI, OAHU, Board of Water Supply, City and County of Honolulu

The Board of Water Supply proposes to construct six wells and approx. 6,100 ft. of 24-inch pipe, linking the proposed wells with the existing Honouliuli Line Booster Station. The wells and transmission line will be located within a parcel used for sugar cane production, approx. 1.3 miles northwest of Waipahu, Oahu. The primary objective is to meet increasing demands for water in the leeward region of Oahu. Specific objectives include the following:

1. Provide water for the planned growth, directed by the General Plan, of the leeward area where water demands are expected to rise from the 1978 consumption rate of 19.30 mgd to 43.20 mgd by the year 2000;
2. Provide for existing and future fire flow requirements; and
3. Provide for water distribution flexibility to insure a reliable water supply to

communities to reduce the threat of shortages during droughts.

The proposed project will be funded by the Board of Water Supply, City and County of Honolulu and private users. Construction will be phased. Two wells will be constructed initially, with the other wells phased in as required.

This EIS is also available for review at the Ewa Beach Community-School and Waipahu Libraries.

Deadline: February 22, 1982.

KOHALA MAKAI I, KOHALA, HAWAII, Kohala Makai I/County of Hawaii Planning Dept.

The landowners, Kohala Makai I, a Limited Partnership, are proposing a 450-unit multi-family residential project. The 38.429 acre site is located on the North/South Kohala district boundary line approx. 2 miles from Kawaihae, TMK:5-9-01:6. The development would offer a variety of one-, two-, and three-bedroom units. Adequate parking for units would be provided as well as a maximum amount of useable open space. Buildings would not exceed three stories. Recreation facilities such as tennis courts, swimming pools, and picnic areas would be developed on-site. The proposed gross density of the development would be approx. 12 units per acre. The project would be marketed primarily towards middle and upper-middle income purchasers.

This EIS is also available for review at the Bond Memorial Library in Kohala and the Thelma Parker Memorial Library in Kamuela.

Note: A supplementary study entitled Market and Economic Impact Analysis for The Proposed Kohala Makai I Condominium provides back-up material for the EIS. This study is available for inspection at the Bond Memorial Library in Kohala and the OEQC Library.

Deadline: February 22, 1982.

MAKAHA WELLS, MAKAHA, OAHU, Board of Water Supply, City and County of Honolulu

Previously reported January 8, 1982.

This EIS is also available for review at the Waianae Library and Ewa Beach Community-School Library.

Deadline: February 8, 1982.

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.

THE WESTBURY (REVISED), 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:2-6-11:8,9,19. 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. One hundred fifty parking stalls will be provided; 136 will be assigned to individual units. The project will cost an estimated \$8 million and will require 18 months to construct. 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 area of Waikiki, the site is surrounded by two highrise developments, the Driftwood and Tradewind Apartments, and two-story apartments in the rear.

The EIS is also available for inspection at the Waikiki-Kapahulu Library.

Status: Accepted by the Department of Land Utilization, City and County of Honolulu on January 20, 1982.

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

The project listed in this section have been filed with the City and County of Honolulu Department of Land Utilization pursuant to Ordinance 4529, as amended, relating to the Special Management Area (SMA)

of Oahu. Contact the DLU at 523-4077 for additional information

CONSTRUCTION OF TWO ADDITIONS TO AN EXISTING SHOP AND WAREHOUSE, EWA, OAHU,
Chevron U.S.A., Inc./Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The applicant proposes to construct two additions to an existing shop and warehouse on a 200-acre site at the Campbell Industrial Park, 91-480 Malakole Road, TMK:9-1-14:10. The proposed additions would be one-story each with dimensions of 24'x43' and 12'x62', with a height of 12 ft. each. The project site is currently zoned I-2 Heavy Industrial District, and is utilized as a refinery by Chevron U.S.A., Inc.

DEMOLITION OF NINE EXISTING STRUCTURES AND CONSTRUCTION OF SIX NEW SINGLE-FAMILY RESIDENTIAL DWELLINGS, DIAMOND HEAD, OAHU,
Santangelo Investors/Dept. of Land Utilization, City and County of Honolulu

Negative Declaration

The applicant proposes to demolish two 2-story duplexes and 7 cottages containing a total of 11 dwelling units, and construct 6 single-family residential dwellings on a 56,476 sq. ft. lot under a site development proposal within the Special Management Area (SMA) and the Diamond Head - Historic, Cultural, and Scenic District (DH-HC&SD). The existing structures are non-conforming since they were constructed prior to the adoption of the Comprehensive Zoning Code. They have been used as vacation rentals which is not now a permitted use in an R-4 Residential zoning district. Additionally, the nine structures exceed the number allowed for this size parcel (only one dwelling unit is allowed for every 7,500 sq. ft.). The proposed project will now conform to R-4 Residential District zoning regulations by reducing the number of dwelling units to six and eliminating the use of vacation rentals. The entire site lies within the SMA and is located between Kaalawai Place and Kaimanawai Place, off Kulamanu Street near Diamond

Head Road. The address is 218 Kaimanawai Place and 219 Kaalawai Place, TMK:3-1-39:1. The six proposed 2 story homes will be situated close to the property boundary to maintain a central open area with unobstructed views of the ocean. The entire site will be landscaped. Total floor area for the homes will range from 3,136 to 3,467 sq. ft. Each home will contain a living room, dining room, kitchen, 3 bedrooms, guest room or maid's quarters, 3½ bathrooms, built-in bar area, garage, and covered lanai.

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

Revised Environmental Impact Statement

Alexander and Baldwin, Inc. proposes to construct a 21-lot light industrial subdivision and agricultural/residential lot, tentatively referred to as the "Kahaluu Industrial Development." The project will be situated on 26.0 acres near the intersection of Waihee Road and Kamehameha Hwy. in Heeia, Koolaupoko, Oahu. The project is divided by Kamehameha Highway. The proposed project consists of a 21-lot light industrial subdivision on the industrial-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.

Addendum

The Revised EIS for the Kahaluu Industrial Development, as described herein, proposes four (4) industrial subdivision lots makai of Kamehameha Highway. By means of this addendum, it is intended to modify the Revised EIS to delete all references to four industrial subdivision lots in favor of one industrial subdivision lot described in total by TMK:4-7-13:1. For the purpose of additional clarification, it is intended the industrial zoned area on the makai side of Kamehameha Highway be developed and analyzed as presented with the Revised

EIS with the exception that no property lines will be created. The use of the makai lot will be Light Industrial (I-1) as defined by the CZC and presented within the Revised EIS. Ownership after development will either be by lease or by deed subject to market study determination as also referenced in the Revised EIS.

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

Status: Accepted by the Department of Land Utilization, City and County of Honolulu on January 19, 1982.

NOTICE OF EQC MEETING

Date: Thursday, February 18, 1982
Time: 4:00 p.m.
Place: Hawaii Public Employment Relations Board (HPERB) Hearing Room,
550 Halekauwila Street, 2nd Floor

Agenda

1. Call to Order.
2. Approval of Minutes for EQC Meeting #81-02 and #81-03.
3. Decision on the Department of Public Works, City and County of Honolulu
4. Proposed Administrative Rules - discussion on desired changes.
5. Other Matters.
6. Adjournment.

Correction: The location of the meeting has been changed from the State Capitol, Room 409 to the above.