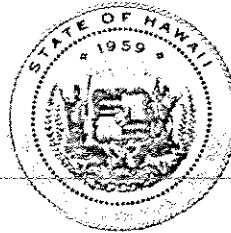


EQ BULLETIN



George R. Ariyoshi
Governor

Roy R. Takemoto
Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VIII

August 8, 1982

No. 15

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.

KALAHEO SANITARY LANDFILL, KAILUA, OAHU,
Dept. of Public Works, City and County
of Honolulu

Previously reported July 23, 1982.

Contact: Mr. Melvin Lee
Division of Refuse
Department of Public Works
City and County of Honolulu
650 S. King St., 14th Floor
Honolulu, Hawaii 96813
Telephone: 523-4774

Deadline: August 23, 1982.

PRINCEVILL PHASE II, PRINCEVILLE, HANAIEI
DISTRICT, KAUAI, Princeville Development
Corp./County of Kauai Planning Dept.

Previously reported July 23, 1982.

Contact: Nancy Jo Crammer
Belt, Collins and Associates
606 Coral Street
Honolulu, Hawaii 96813
Telephone: 521-5361

Deadline: August 23, 1982.

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 at 25 cents per page 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

CONSERVATION DISTRICT USE APPLICATION
(CDUA) FOR RESIDENTIAL AND ASSOCIATED
USES, KAHALUU, OAHU, Gray, Hong, &
Associates agent for James A. Gomes/
Dept. of Land and Natural Resources

Amendment to CDUA

The applicant has requested an amendment to a previously approved CDUA for residential and associated uses. This amendment concerns commercial use of graded material. The applicant is requesting the amendment in order to allow for the selling of soil from his property. Approval of this request would supercede Condition Number 13 of the previous CDUA and thereby allow the applicant to dispose of the excess excavated material by selling approx. 175,000 cubic yards of topsoil. The grading plan for the property indicates cut and fill work covering approx. 5.2 acres of land. The grading operation will be done incrementally to facilitate the disposal of the excess excavated material

and minimize the potential for soil loss. Each section will be graded and grassed immediately as the grading progresses. The site is located at TMK:4-7-48:12 in Kahaluu.

DEVELOPMENT CONFORMANCE CERTIFICATE (DCC)
AND ZONING VARIANCE, WAIKIKI SPECIAL
DESIGN DISTRICT (WSDD), WAIKIKI, OAHU,
Food Pantry, Ltd./Dept. of Land
Utilization, City and County of Honolulu

Amendment to Negative Declaration

This is to further amend the initial negative declaration published on July 23, 1979 which was subsequently amended on May 8, 1982. The applicant proposes to modify his plans for the development of three parcels of land at 2370 and 2380 Kuhio Ave., TMK:2-6-21:17, 100, 114. The proposal will require review under the provisions of the WSDD and variances from the Comprehensive Zoning Code. The description of the proposed action is amended as follows:

1. The proposed action includes the demolition of the Royal Theatre on Parcel 114, the renovation of the existing Food Pantry structure on Parcel 100, a portion of an on-grade parking lot on Parcel 17 and the creation of a joint venture consisting of a one-story restaurant with most of the structure on Parcel 114 and about five ft. of two sections of the building crossing Parcel 100. The restaurant will consist of four interconnected buildings with parking in the rear (mauka area). The floor area of the restaurant will require 15 parking spaces. The proposal calls for 18 spaces and a loading area. A six-foot high wall on Kane-kapolei St. and portions of the structures will require variances from the WSDD Ordinance.

Renovation of the Food Pantry structure includes:

- a. Construction of additional building area over Kuhio Ave. and Walina St. yard setback area and over a sewer easement;

- b. Use of a side yard setback area (1,540 sq. ft.) for parking; and
 - c. 2,300 sq. ft. of additional floor area at the mauka end of the structure. Variances from the WSDD Ordinance are required.
2. Parcel 17, containing 3,267 sq. ft. of land has been included in the proposal as part of an on-grade parking lot.
 3. The Exceptional Tree will be preserved.

LOBBY AND GROUND FLOOR IMPROVEMENTS
2555 CARTWRIGHT ROAD, WAIKIKI, OAHU,
Adams Design, Inc., agents for American
International Vacations, Inc./Dept. of
Land Utilization

The applicant proposes to upgrade and change the use of the existing 80-unit Rocana Hotel, which currently functions as a condominium apartment/hotel operation, to a total hotel operation, in conformance with land use requirements of the Resort Hotel Precinct in the WSDD. Of the 80 hotel units, 53 are lodging units (without kitchen facilities) and 27 are dwelling units (with kitchen facilities). The proposed project will occur on a 15,000 sq. ft. parcel, located on the makai side of Cartwright Road, approx. midway between Kapahulu Avenue and Paoakalani Street. The parcel, identified as TMK:2-6-27: 28, 43, is in a mixed hotel and apartment use area.

ROADWAY AND LIGHTING AT HALEIWA BOAT
HARBOR, JOB H.C. 2174, HALEIWA, OAHU,
Dept. of Transportation, Harbors Division

The proposed project consists of constructing approx. 700 ft. of roadway and paved parking areas including curbs, gutters, sidewalks and striping. In addition, five new lights will be installed on the existing catwalk in Basin No. 1. The proposed project is intended to enhance the utilization of Haleiwa Boat Harbor in general, and Mole "B" in particular. Haleiwa Boat Harbor, located on the North Shore of Oahu, provides mooring and launching ramp facilities for the boating public with a mooring capacity for 109 boats and four

launching ramp lanes. The harbor consists of 7.4 acres of protected water area and 11 acres of land area.

MAUI

RESTORATION OF KALIALINUI GULCH AND RELATED WORK, KAHULUI AIRPORT, PROJECT NO. M-2013, KAHULUI, MAUI, Dept. of Transportation

The project proposes to realign a drainage outlet structure and construct a concrete masonry unit wall and paved drainage swale. The site is located within the existing boundaries of Kahului Airport, TMK:3-8-01.

HAWAII

GROUND TRANSPORTATION BASEYARD IMPROVEMENTS, KEAHOLE AIRPORT, KONA, HAWAII, Tropical Rent-A-Car Systems, Inc./Dept. of Transportation, Airports Division

Tropical Rent-A-Car Systems, Inc. is proposing the construction of a maintenance service and office building and the installation of a 10,000 gallon underground fuel tank and pump island on its property at Keahole Airport. The proposed project site is identified as TMK:7-3-10-33 and lies within the existing civil airport boundary. The objective of this proposal is to fuel and service u-drive and rental cars serving the airport. The building will house a vehicle maintenance facility, offices and a rental and check-in counter similar to those buildings presently existing in the Ground Transportation Baseyard. The proposed structure will be steel fabricated with concrete floors. Estimated square footage of the building facility will be approx. 3600 sq. ft. (420 sq. ft. maintenance area, 590 sq. ft. office and rental and check-in area and balance for garage, fueling and pump area, and overhang for adverse weather conditions). Height of the structure will not exceed maximum allowable by airport zoning regulations. The project will require excavation for burying the fuel tank, utilities, pump island and concrete slab. The site is presently paved and a six-ft. perimeter chain link fence surrounds the property.

SHORELINE MAINTENANCE CLEARING AND FUTURE PERIODIC CLEAN-UP, KALAHUIPUA'A, SOUTH KOHALA, HAWAII, Mauna Lani Resorts, Inc./Dept. of Land and Natural Resources

Mauna Lani Resort, Inc. proposes to undertake a maintenance clearing operation on a shoreline area in Mauna Lani Resort, South Kohala, Hawaii, TMK:6-9-01:por. 3. The project site is located within Nanuku Inlet where the Mauna Lani Bay Hotel is presently under construction. The nearshore area at Nanuku Inlet is comprised of basalt rubble and a rough lava bottom with pockets of calcareous and basalt sand. Inasmuch as the rubble and sharp lava surfaces present a hazard to waders and swimmers, the applicant proposes to undertake a clearing operation which would reduce hazards and create safer conditions for beach users. The applicant proposes to clean out and remove loose basalt rubble and to smooth out the surface of consolidated basalt rock at the bottom of the sea floor near the shoreline. Included in the proposed action is future periodic shoreline clean-up within the specified areas of the project. The area of clearing consists of two sites. The main site, which comprises approx. 36,000 sq. ft., is located adjacent to the hotel. The second site which comprises 4,200 sq. ft. is located approx. 400 ft. towards the south. These sites extend from the surveyed shoreline up to 100 ft. seaward and encompass a combined area of 0.9 acres. Up to 500 cubic yards of rubble may be removed and brought onshore to be disposed of at a site approved by the State Department of Land and Natural Resources. Such materials are deemed properties of the State. A bulldozer will be used for the maintenance clearing operation. Its blade will scrape up and remove loose basalt rubble and its tracks will break up the jagged lava into smaller, cobble-sized pieces which would be safer to walk on. Rough areas of the consolidated basalt will also be made safer by driving the bulldozer's tracks over them. A dump truck will be used to haul the rock material to a disposal site in the northern open section of Mauna Lani Resort's property, if the State approves that site for disposal. The projected schedule for the clearing operation is between 7 and 14 working days.

WAIAKEA RECREATION CENTER IMPROVEMENTS,
WAIAKEA, SOUTH HILO, HAWAII, Dept. of
Parks and Recreation, County of Hawaii

The Department of Parks and Recreation, County of Hawaii, is proposing the construction of a 2,280 sq. ft. building to serve as a training area for boxing. This building is intended to replace the training facility at Hoolulu Park which was displaced in 1981 by the County's Real Property Tax Division. The building will be constructed adjacent to the Waiakea Recreation Center which presently serves as a martial arts center. Presently situated on the proposed construction site is a 20' x 58' open shed. This shed and the County bandroom and martial arts center were part of a former supermarket complex constructed on land leased from the State of Hawaii. In 1971, the County of Hawaii secured an assignment of this lease and the buildings thereon at a cost of \$125,000. The County also subsequently had the land transferred from the State to the County through Executive Order #2597. Renovation work on the buildings were initiated to accommodate the County's recreational programs. The Waiakea Recreation Center complex, located at the corner of Kamehameha Ave. and Kalanikōa St., is 1.76 acres in size and is identified as TMK:2-2-32:33.

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).

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

The Kaka'ako District is a 450 acre tract located between Honolulu's Central Business District and Waikiki. Kaka'ako

was selected by the State Legislature as the first Community Development District based on its potential for increased growth. The Kaka'ako redevelopment effort is intended to help meet Honolulu's needs for more housing, parks, open space, and commercial and industrial facilities. The Hawaii Community Development Authority (HCDA) is responsible for planning the redevelopment of the District. The HCDA has conducted research, developed two alternative plans, and held public meetings. The result of this planning process is the final Kaka'ako Community Development District Plan, which was approved by the Governor in February 1982. The Honolulu Housing and Urban Development Office may provide mortgage insurance, grants, and rental housing subsidies. This Environmental Impact Statement compares three alternatives to the Plan. The end-state urban design scenario proposed in the Plan is treated as the "proposed action." The alternatives include: a "no action alternative" consisting of existing County land use plans and zoning; and two "recommended plans" developed by HCDA's two teams of consultants. These plans express alternative ways in which Kaka'ako could look in the future.

This EIS is also available for review at the Liliha Library, Mc-Cully-Moiliili Library, and Kalihi-Palama Library.

For further information, contact:

Mr. Raymond H. Suefuji
Executive Director
Hawaii Community Development Authority
680 Ala Moana Boulevard
Suite 318
Honolulu, Hawaii 96813
Telephone: (808) 548-7180

OR

Mr. Frank Johnson
Department of Housing and Urban Development
Honolulu Area Office
P.O. Box 50007
300 Ala Moana Boulevard
Honolulu, Hawaii 96850
Telephone: (808) 546-5583

Deadline: October 4, 1982.

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.

FINAL SECOND SUPPLEMENT TO THE INTERSTATE ROUTE H-3 ENVIRONMENTAL IMPACT/4(f) STATEMENT (1982), OAHU, U.S. Dept. of Transportation, Federal Highway Administration and State of Hawaii Dept. of Transportation

This Second Supplement Environmental Impact/4(f) Statement has been prepared in response to the Findings of Facts and Conclusions of Law Dated April 8, 1982 and the Judgment dated April 20, 1982 issued by the United States District Court, District of Hawaii. The Court held that the North Halawa Valley Supplemental Environmental Impact Statment (NHV SEIS) had been properly prepared and circulated and had adequately discussed the project's impact upon North Halawa Valley. The NHV SEIS also sufficiently addressed the project's socio-economic impacts and relationship to the Oahu General Plan. However, the Court ruled that the availability of new and significant information subsequent to the circulation for review of the North Halawa Valley Draft Supplemental EIS requires the preparation of a further supplement to the EIS. The Court determined that the Ho'omaluhia Park 4(f) Statement, the information contained in the H-3/OMEGA Collocation Studies, and the Federal Highway Administration (FHWA) Region Nine Staff Analysis, contain new and significant information and should be circulated in a second supplemental EIS. The Court also determined that the Ho'omaluhia and Pali Golf Course 4(f) Statements did not adequately support the findings that all possible measures have been taken to minimize harm. The updated and amended 4(f) evaluations contained herein, provide additional information and anaylsis for the recommendations proposed. Therefore, this document supplements the previously approved environmental documents for the proposed project. The proposed action involves the construction of a 10.3 mile gap of Interstate Route H-3, a four-lane, divided freeway on the National System of

Interstate and Defense Highways, located within the City and County of Honolulu. The recommended alignment for H-3 traverses the Koolau Mountains and is proposed to go through North Halawa Valley, Haiku Valley, and portions of the Kaneohe-Kamooalii area. Its termini are at Interstate Route H-1, Halawa Interchange, on leeward (south) Oahu and at Halekou Interchange on windward (northeast) Oahu. The recommended 4(f) alternatives include the Common Boundary Alignment at Ho'omaluhia Park and the Double Right-turn Alternative for Halekou Interchange at Pali Golf Course.

The following individuals may be contacted for additional information concerning the proposal and statement:

Mr. H. Kusumoto
Division Administrator
Federal Highway Administration
U.S. Department of Transportation
300 Ala Moana Boulevard, Room 4119
Honolulu, Hawaii 96850
Telephone: 546-5150

Dr. Ryokichi Higashionna, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-3205

This EIS is also available for inspection at the Aiea Library, Kailua Library, and Windward Community-College Library.

Status: Currently being processed by OEQC.

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

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 requirements to increase the safety and berthing capacity of the harbor. The harbor in its present configuration is vulnerable to southern swells and 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 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.

Status: Currently being processed by OEQC.

KAHAUALE'A GEOTHERMAL PROJECT (REVISED), PUNA, HAWAII, The True/Mid-Pacific Geothermal Venture in Coordination with the Trustees of the Estate of James Campbell/Dept. of Land and Natural Resources

Previously reported June 23, 1982.

This EIS is also available for inspection at the Hilo Regional Library (5 copies), Hilo College Library (2 copies), Mountain View Community-School Library (5 copies), Keaau Community-School Library (1 copy), and Pahoa Community-School Library (1 copy).

Status: Accepted by the Board of Land and Natural Resources on July 30, 1982.

DECLARATORY RULING #82-01: RESPONSE TO LETTERS OF NO COMMENT

The Environmental Quality Commission has, on its own motion, ruled upon a recurring question that has lent itself to conflicting interpretations. This ruling was made at the Commission meeting of July 12, 1982. Chapter 343, Hawaii Revised Statutes, states that the applicant or proposing agency, whichever is applicable, shall respond in writing to comments received during the review period of the draft EIS. Letters are often received which acknowledge receipt of the draft EIS but which have no comments to provide. The issue is whether or not this letter of "no comment" is, in effect, a comment, and must be responded to. In order to remove uncertainties in this matter, the Environmental Quality Commission declares as follows:

1. The purpose of the consultation and review period is to receive substantive input on issues related to the proposed project. If a reviewer has no substantive concerns, no further correspondence is necessary.
2. While the reviewer may desire a letter of acknowledgement, the Commission

feels that in the interest of expediting matters and lessening paperwork, a response is not necessary.

3. This letter of "no comment" should, however, be included in the revised EIS.

APPROVED EXEMPTION LIST

The EQC approved the proposed amendment to the Department of Transportation's existing exemption list at its meeting on July 12, 1982 with the following modifications:

1. Exemption Class #2: Item B-7.
Approved with change in wording to: "Restriping of existing roadways to provide one additional lane for use of car pools and buses during peak hours."
2. Exemption Class #2: Item B-8.
Approved.

ARTIFICIAL REEFS FOR HAWAII CONFERENCE

A one-day conference, "Artificial Reefs for Hawaii" is scheduled for August 27, 1982 at the Prince Kuhio Hotel. The program will explore recent developments in artificial reef technology. The registration fee of \$25.00 includes lunch and informational handouts. For pre-registration and program details, call Ray Tabata or Kim Kadooka at 948-8191 or write to the UH Sea Grant Advisory Service, 1000 Pope Road Rm. 213, Honolulu, Hawaii 96822.

NOTICE OF PUBLIC HEARING

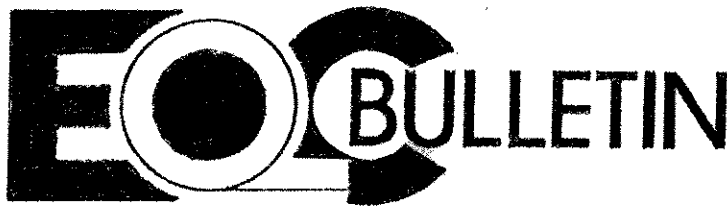
KUHIO AVENUE WIDENING, WAIKIKI, OAHU,
Dept. of Public Works, City and County of Honolulu

A notice is hereby given that a combined corridor and highway design public hearing will be held at the Thomas Jefferson School Cafetorium, 324 Kapahulu Avenue, on Friday, August 13, 1982, beginning at 7:00 p.m., for the purpose of receiving testimony relating to the alignment and design of Kuhio Avenue Widening, Federal Aid Urban System Route No. 8229, Project

No. M-8229(4). The project begins at Seaside Avenue and ends at Kalakaua Avenue. The project involves the widening of the curb to curb width from 40 to 56 ft. within the existing 70-ft. right-of-way except for some intersection corner roundings. Transportation systems improvements consisting of intersection corner roundings and a separate left-turn lane will be provided. A replacement trunk sewer line and water main from Kuamoo Street to Kaiulani Avenue will be included. All persons wishing to testify should register on the night of the public hearing from 6:30 p.m. to 7:00 p.m. by filling out a speaker information form that will be provided. Testimony will be received in the order that the forms are turned in. Speakers will be limited to five minutes in their oral testimony to give everyone wishing to testify an opportunity to testify. After all other speakers have been heard, speakers may have an additional five minutes. All speakers are requested to submit one (1) copy of their testimony. Verbatim written transcripts of oral proceedings at the public hearing will be prepared. Parties unable or desiring not to appear at the public hearing are urged to file signed statements presenting their views on the project. Such statements may be submitted by August 24, 1982, and should be addressed to: Director and Chief Engineer, Department of Public Works, City and County of Honolulu, 650 South King Street, Honolulu, Hawaii 96813. Maps, drawings and other pertinent information as well as written view received as a result of coordination with other governmental agencies are available for public inspection and copying at: Department of Public Works, City and County of Honolulu, Division of Engineering, Honolulu Municipal Building, 15th floor, 650 South King Street, Honolulu, Hawaii 96813. A waiver of environmental impact statement requirements and approval of a categorical exclusion under 23 CFR 771.115 (b) (13) & (14) were received with the authorization to proceed with preliminary engineering for contract plan preparation and preliminary right-of-way activities from the Federal Highway Administration.

NOTICE

Effective immediately, the Environmental Quality Commission will begin charging individuals 25 cents per page for copies of documents requested (negative declarations, preparation notices, etc.). Extra copies of documents will continue to be given out free of charge.



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