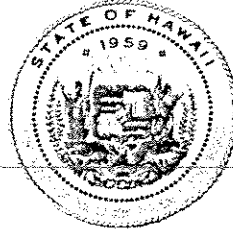


EQ BULLETIN



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Chairman

ENVIRONMENTAL QUALITY COMMISSION

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

Volume VIII

October 23, 1982

No. 20

REGISTER OF CHAPTER 343, HRS DOCUMENTS

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.

PUU LUA-KOKEE HYDROPOWER PROJECT, KAUAI,
Dept. of Land and Natural Resources

Previously reported October 8, 1982.

Contact: Robert T. Chuck
Department of Land and
Natural Resources
Division of Water and
Land Development
1151 Punchbowl Street
Honolulu, Hawaii 96813

Deadline: November 8, 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.

KAUAI

GENERAL PLAN AMENDMENT FOR OPEN TO SINGLE FAMILY RESIDENTIAL DESIGNATION, KEKAHA, KAUAI, Peter N. Taylor agent for Partners Financial, Inc. and William Wallwork/County of Kauai Planning Dept.

The requested amendment for TMK:1-2-13:2,3 is a General Plan Amendment for Open to Single Family Residential change. Parcels 2 and 3 have recently been subdivided into 3 lots for a total of 6 lots, each containing an overall area of 1+ acres(s). The site is located in Kekaha, on the makai side of Kaunualii Hwy. approx. 1,000 ft. west of its intersection with Kekaha Road. The proposed General Plan and zoning amendment requests are not intended to accommodate further resubdivision of the affected parcels but to allow additional lot coverage. Present coverage standard in the Open (O) zone is limited to 10% of the lot size or 3,000 sq. ft., whichever is greater. Transferring the lots into the residential zone would allow lot coverage to 50% of the lot size.

OAHU

COMMERCIAL ACTIVITIES AT HANAUMA BAY BEACH PARK, OAHU, Dept. of Parks and Recreation, City and County of Honolulu

Pursuant to a new ordinance requiring Parks and Recreation to establish rules for permitting commercial activities at Hanauma Bay, the Department is again planning to open to area to limited use. It seeks to provide to the residents and guests of Oahu the greatest possible opportunity for enjoyment of Hanauma Bay Beach Park by promoting

those recreational and educational activities which are most consistent with its natural character. Only the following commercial activities shall be allowed within Hanauma Bay Beach Park:

1. Rental of snorkels, swim fins and face masks by a concessionaire.
2. Scuba diving and snorkeling activities by permit only.
3. Commercial filming (movies, T.V., stills) by permit only.

A concessionaire-operated snorkels, swim fins and face masks rental service needs to be resumed at Hanauma Bay Beach Park. A review of the previous concessionaire's monthly gross receipts for the years 1977 through 1981 confirmed this service proved popular with the beach goers. The rental operation will be allowed under the terms and conditions of a concession agreement contract. Commercial scuba diving and snorkeling activities shall be allowed in limited numbers and under controlled conditions and all reasonable measures shall be taken by the Department to minimize any adverse impact of these activities upon the public and upon the park. These activities shall be governed by the rules and regulations which will allow it only by permit and on weekdays only, except holidays, between the hours of 9:00 a.m. to 5:00 p.m. A maximum of 20 permits a day shall be issued and the maximum size of a scuba or snorkeling group shall be 15.

Rules will be scheduled for public hearings in the near future.

POHUKAINA SCHOOL TRANSFER AND RENOVATION OF CLASSROOMS AT KAIMUKI INTERMEDIATE SCHOOL, KAIMUKI, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The projects consists of interior renovations of classrooms at Kaimuki School to accommodate the transfer of Pohukaina School (Special Education) to a portion of the Kaimuki site. Also included in the project are the construction of paved walkways, a 23-car parking lot, and car wash area. The work for the parking lot

includes grading, grassing, landscaping and installing a sprinkler system. The estimated cost of construction is \$600,000, of which the parking lot is estimated to be \$30,000. Since the project will be constructed within the existing school campus, no land will be removed from the tax base. The project will provide the school with much-needed facilities to implement its Special Education program in accordance with the Educational Specifications.

CONSERVATION DISTRICT USE APPLICATION FOR REPLACEMENT OF A FISHING PIER AND SHED, KANEOHE MARINE CORPS AIR STATION, KOOLAUPOKO, OAHU, Lt. Col. Alfred L. Mize, Director, Facilities Dept., Marine Corps Air Station/Dept. of Land and Natural Resources

The objective of this project is to replace the existing shed and pier used by recreational fishermen with a shed made of masonry and wood, and a pier made of steel piles and a wood deck. This project will improve the recreational facilities at the Marine Corps Air Station, Kaneohe Bay and is located in the marina. The existing shed and pier are located on the west shoreline of the marina. The marina shoreline consists of coral fill. Existing vegetation is limited to grass cover and a few small trees. Rare native plants and endangered wildlife species are not known to inhabit the site. The proposed construction work to replace the shed and the pier conforms to the approved Station Master Plan. Because the project is designed to replace an existing shed and pier, no significant changes in land use plans, policies and controls are expected for the affected area. The site of the proposed project is identified as TMK:4-4-08:1.

REZONING OF 2.52 ACRE PARCEL CONTAINING 10 SINGLE-FAMILY DWELLINGS FROM PRESERVATION TO RESIDENTIAL, MANOA, HONOLULU, OAHU, William E. Wanket agent for Manoa Finance Company, Inc./Dept. of Land Utilization, City and County of Honolulu

The applicant requests the rezoning of a 2.52-acre parcel containing 10 single-family dwellings from P-1 Preservation to R-4 Residential District. The parcel has been subject to a State Land Use District

Boundary reclassification from Conservation to Urban (September 11, 1980), and a Development Plan Amendment from Preservation to Residential (August 30, 1982). The rezoning request is being assessed under the provisions of Chapter 343, HRS. The parcel is part of the Manoa Estates development. Existing use is non-conforming under both zones, was constructed before current Zoning Code; new development would require review. The ten single-family dwelling units, which are part of a larger 52 single-family dwelling unit development, were constructed between 1967 and 1969. No additional residential units will be added to the subject parcel. As a part of the larger fee simple condominium development, the amenities for the ten dwelling units include a storage building and guest parking (5,649 sq. ft.), tennis courts (7,425 sq. ft.), playground and picnic area (9,170 sq. ft.), stream hiking area (71,906 sq. ft.), and hiking area (417,180 sq. ft.). Prior to their sale, the ten dwelling units will be renovated at a cost of approx. \$10,000 per unit, or a total estimated cost of \$100,000. Renovation work will commence after all necessary governmental approvals are obtained, and will take approx. six months to complete. The project site is identified as TMK:2-9-52:por. 1.

MAUI

TEACHER'S COTTAGE AT HANA SCHOOL, HANA, MAUI, Hawaii Housing Authority

One of the teacher's cottages located at the old Hana School site is in a dilapidated condition and is not economically feasible to repair. The Authority will demolish the unit and construct a new 3-bedroom dwelling on the current Hana School site. The unit will have approx. 900 sq. ft. of living area with 3-bedrooms and 1-bath. In addition, there will be a carport and a laundry area. Grading will be minimal since the new dwelling will be constructed on pier and post. The extent of grading and other earth work will be limited to the carport area and a new cesspool. Existing water, electric, and telephone lines are available close to the proposed building site.

LILIKOI 12" PIPELINE PROJECT, HAIKU, MAUI, County of Maui Dept. of Water Supply

The proposed project is to install approx. 1,000 ft. of 12" diameter, ductile iron, water transmission line from the Lilikoi Pump Station to the existing 8" pipeline on Kauhikoa Road. The project will be initiated at the Lilikoi Pump Station site. The proposed 12" pipeline will be connected to the existing 12" pipeline at the Lilikoi Pump and constructed across the Lilikoi Gulch, across private pasture land to the existing 8" pipeline on Kauhikoa Road. The proposed pipeline will be constructed within a fifteen ft. wide easement acquired from the Billy Graham Evangelistic Association. This easement is located within the 30 ft. wide Wailoa Ditch Tunnel easement. The total time of construction is estimated to be three months. The proposed project will supplement the existing 4" pipeline which transports the water from the Lilikoi pump to the existing 8" pipeline on Kauhikoa Road. The properties affected by this proposed improvement are the 13 acre pasture land owned by Billy Graham Evangelistic Association, portions of Lilikoi Gulch located within Lot 6 of the Kokomo Estates Subdivision and Kauhikoa Road Right-of-Way. TMK:2-4-2:56:6-B-1.

TEMPORARY VARIANCE FOR LOCATION OF FOUR TEMPORARY WINDSPEED AND DIRECTION TOWERS, MAALAEA, MAUI, Enercon, Inc./Dept. of Land and Natural Resources

The applicant proposes to erect four towers along a ridge extending from Puu Moe to Honoapiilani Hwy., TMK:3-6-02:2, between Wailuku and Maalaea, Maui for the purpose of measuring wind speed and direction. The towers will be in place for a period of 12 months. No foundation will be required and no permanent surface disturbance will result. The proposed towers are eighty ft. in height and constructed of telescoping-round tubing in 20 ft. sections. The tower will be supported by stainless steel guy wires extending from the pole a distance of 50 ft., and attached to the ground by 3/8 of an inch diameter, 2 ft. long stakes. The tower sites will be visited by two men once every two weeks for data collection, chart collection and changing. Data collection is for the

purpose of determining commercial viability of wind turbine development at these sites.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR WATER TRANSMISSION LINE INSTALLATION, NORTH KONA, HAWAII, Mr. and Mrs. Newell Bohnett/Dept. of Land and Natural Resources

The proposed water line project is located near the Puu Waawaa volcanic cinder cone in North Kona, Hawaii. The project site, identified as TMK:7-1-01:por. 1 and 7-1-04:por. 1, is situated five miles from the North Kona shoreline at elevation 2,500 ft. on land leased from the State of Hawaii. In order to provide a reliable, safe potable water supply for the existing Puu Waawaa Ranch and a planned 35 residential lot "Puu Lani Ranch Estates" subdivision, a new water system will be constructed. It will be known as the Puu Waawaa Water System. The Ranch presently pumps slightly brackish water from a lower elevation well to augment the supply of its rainwater catchment system. When the Puu Waawaa Water System is brought on line, water from the catchment and brackish well system will supply the Ranch's irrigation requirements only. The water system to be constructed will consist of a 14,000-ft. long 6-in. diameter ductile iron pipeline, a 0.2 MG concrete storage tank on the side of Puu Waawaa cinder cone, and a deep well source of supply which will be outfitted with a submersible pump. The relatively small water system will provide potable water for Puu Waawaa Ranch, the proposed 35-unit Puu Lani Ranch Estates subdivision, and several existing residences near the proposed subdivision. Approx. 1,500 ft. of the pipeline will cross the State Conservation District which is located adjacent to the planned subdivision.

PROPOSED RESORT EXPANSION, KEAUHOU-KONA, HAWAII, Keauhou Land Corporation and Kamehameha Investment Corporation/Hawaii County Planning Commission

The applicant proposes to develop phase two of the Keauhou-Kona resort with the construction of several projects over the

next 10 years. Proposed are three multi-family residential developments comprising a total of 595 units, a 135-lot residential subdivision, nine holes of a future 18-hole golf course and associated golf course improvements, a service station, a fire station lot, a free-standing restaurant and infrastructure for the proposed development. Subdivision of land will be required for creation of the individual development sites and single-family residential lots. The proposed project is not funded, in any part, by the federal government. The proposed development calls for a total of 730 residential units to be developed on three multi-family residential sites and one single-family residential site above Kamehameha III Road and Alii Hwy. The planned residential sites are proposed to surround the planned first nine holes of a future 18-hole golf course. A collector road will be constructed to provide access to utilities to service the residential sites. The project site is presently undeveloped. The majority of the site abuts the mauka boundary of Kamehameha III Road and Alii Hwy., two major public rights-of-way that provide access into the Keauhou-Kona community from Kailua-Kona. Immediately makai of the property are a number of existing developments including Keauhou-Kona's golf course and clubhouse, Country Club Villas (a 116-unit condominium development) and Keauhou Gardens (a 240-unit condominium development). The remainder of the adjacent property makai of the project site is undeveloped. This area, however, is planned for future resort use. Recently, a 7.6 acre site at the intersection of Kamehameha III Road and Alii Hwy. was approved by the County for a neighborhood shopping village. The other resort sites makai of the project site are planned for residential use in accordance with the Keauhou-Kona Land Use Master Plan. With the exception of one residence, the area above the project site is similarly undeveloped. It, too, is planned for future resort use comprising primarily of residential development. The subject properties are identified as TMK:7-8-10:4, 50 and 51 and 7-8-11:4, 5, 11 and 12, third division.

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.

INSTALLATION OF PVC BRINE DISCHARGE PIPE, CAMPBELL INDUSTRIAL PARK, EWA, OAHU,
R. L. Rettig agent for Chevron, U.S.A.,
Inc./Dept. of Land Utilization, City and
County of Honolulu

The applicant proposes to install 180-ft. of 8-in. PVC pipe to discharge brine water into the ocean. The pipe will lie within the SMA, the 40-ft. Shoreline Setback Area and the State Conservation District (the area seaward of the shoreline). Approvals for the project under the provisions of the Shoreline Protection Ordinance 4529 and the Shoreline Setback Rules and Regulations are being requested from the Department of Land Utilization. The pipe will be installed underground running linearly from and perpendicular to the shoreline. A 2-ft. deep by 2-ft. wide trench will be excavated and then filled in to grade with coral rubble after the pipe is installed. The pipe will receive and discharge approx. 720,000 gallons per day (gpd) of brine water pumped from one of two 15-ft. deep wells located approx. 430 ft. inland from the low tide line. The brine water is routed through two freon exchanges where it is heated three degrees (F). Temperature, pH, and salinity of the brine water discharge is similar to that of the ocean. The proposed project is required to discharge brine water which currently discharges to a 2.5-acre evaporation and percolation pond. The applicant indicates that the pond has lost much of its percolation capability due to vegetation and sedimentation coating the bottom. The pond is presently at its largest area practical. Expansion is unfeasible due to safety factors. The project site, located at 91-480 Malakole Road, is identified as TMK:9-1-14:10.

CONSTRUCTION OF OFFSITE WATER, SEWER, AND DRAINAGE TRANSMISSION FACILITIES FOR PROPOSED 291 SINGLE-FAMILY LOT SUBDIVISION, KIHAI, MAUI, Mr. Tamotsu Tanaka agent for Maui 100 Partners/County of Maui Planning Commission

The applicant proposes to construct a portion of an underground drainage line and 3 ft. by 8 ft. concrete box culvert within the 40 ft. shoreline setback area. In addition, the applicant is requesting an amendment to a Special Management Area (SMA) Permit Application reviewed by the Commission on June 12, 1982 for the construction of offsite water, sewer and drainage transmission facilities for the proposed Maui 100 Partners 291 single-family lot subdivision above Piilani Hwy. Proposed improvements include the following:

- a. Water -- A 12-inch diameter water line will connect the proposed subdivision to the existing 18-inch diameter line located immediately makai of Piilani Hwy. at Uwapo Road.
- b. Sewer -- A 12-inch diameter sewer is proposed from the subdivision along Uwapo Road to an existing 12-inch transmission line at Kenolio Road. The existing 12-inch line leads to the Sewage Pump Station No. 2 located at the Uwapo and Kihei Roads intersection.
- c. Drainage -- Most of the "on-site" runoff from the subdivision site flows toward the two existing 48-inch culverts at the intersection of Uwapo Road and Piilani Hwy. The applicant proposes to connect the subdivision's drainage system through a 54-inch corrugated metal pipe to the inlet of the existing 48-inch culverts under Piilani Hwy. At that point the drain line would be increased to a 72-inch by 44-inch corrugated metal pipe arch running along Uwapo Road for approx. 720 ft. to handle future storm runoff. From there, the transmission system would be through a 3 ft. by 6 ft. concrete box culvert that will run along Uwapo Road for approx. 500 ft. At that point the drain line would be increased to a 3 ft. by 8 ft. concrete box culvert

that will transmit the storm runoff under Kihei Road to the old Kihei Wharf where it will outlet into the ocean.

The proposed project is located makai of Piilani Hwy., running along Uwapo Road, and across South Kihei Road to the old Kihei Wharf area at TMK:3-8-04 and 3-8-13:2, Kihei, Maui.

PROPOSED CRM SEAWALL, LANDSCAPING, AND RELATED IMPROVEMENTS, HOLUALOA, NORTH KONA, HAWAII, Mr. F. M. Scott/ Hawaii County Planning Commission

The applicant proposes to perform certain improvements within the shoreline setback area including the construction of a 5-ft. high seawall, installation of a sprinkler system, backfill and topsoil for the landscaping of the 20-ft. shoreline setback area. The proposed site is located about 2 miles south of Kailua Village on the makai side of Alii Drive in Holualoa 1 and 2, North Kona, Hawaii, TMK:7-6-14:13. The Special Management Area (SMA) Use Permit No. 173 and Planned Development Permit (PDP) No. 63 was approved by the Planning Commission effective January 14, 1982, to allow the construction of an 8-unit condominium project and related improvements. Condition No. 6 of both permits imposed that no proposed development shall encroach into the 20-ft. shoreline setback area. In addition to the proposed 8-unit condominium project, the applicant proposes to make certain improvements for the beautification and protection of the property within the 20-ft. shoreline setback area. The specific development proposed to be performed include the following:

1. Construction of a 2-ft. wide by 5-ft. high concrete rock masonry (CRM) wall along approx. 86 ft. of the shoreline.
2. Installation of a sprinkler system.
3. Backfilling and topsoiling the area. Final grade on the property will be 3'-6" below the top of the CRM wall.
4. Landscaping will include existing hau and coconut trees, new plumeria trees and lawn grass.

The subject property, consisting of 12,609 sq. ft., is located makai of Alii Drive,

adjacent and to the south of the Kona Banyan Tree Condominium. The project site is specifically bounded by the 50-ft wide Alii Drive road right-of-way (32-ft. pavement) along its mauka property line, adjacent Kona Banyan Tree Condominium parcel to the north, 10-ft. wide right-of-way adjacent and to the south, and the shoreline.

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.

CONSTRUCTION OF NEW PASSENGER TERMINAL FACILITIES AT LIHUE AIRPORT, LIHUE, KAUAI, Federal Aviation Administration

Finding of No Significant Impact

The proposed project will provide for development of a new passenger terminal complex including a new terminal building; aircraft parking apron; connecting taxiways; new terminal access and curbside roadways; automobile parking areas and appurtenant facilities. This project is to implement Phase II of a development plan for airfield and terminal improvements recommended in a 1975-1995 Lihue Airport Master Plan report. Phase I work is presently in progress and covers essentially land acquisition and construction of a new north-south runway with associated parallel and connecting taxiways.

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.

476-ACRE DEVELOPMENT AT MILILANI TOWN, OAHU, U.S. Dept. of Housing and Urban Development

Previously reported October 8, 1982.

This EIS is also available at all regional libraries and Leeward and Honolulu Branch Libraries.

Deadline: November 8, 1982.

HOUSECLEANING

Free EISs!

The OEQC and the Commission offices are undergoing reorganization and consolidation. The library will be moving from Room 306 to 301, and we'd like to make our extra copies available for reference. First come, first choice. Or phone ahead. Neighbor islanders, call 548-6915. Oahuans come to 550 Halékauwila Street, Room 301. We will mail only to neighbor island adressess.



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