EIS PREPARATION NOTICES

The following proposed actions have 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.

ALOHA TOWER PLAZA DEVELOPMENT PLAN, HONOLULU, OAHU, Aloha Tower Development Corporation

The present Aloha Tower complex consists of approx. 13 acres on Honolulu's waterfront and includes the world famous Aloha Tower. Nimitz Hwy. borders the northeastern edge of the site and Bishop St. terminates at the southeastern corner of the property. Irwin Memorial Park is included in the site as well as piers 8 through 11. A major objective of the Aloha Tower Plaza Development Plan was the redevelopment of this underutilized site while at the same time preserving its still important maritime uses. These uses include terminal facilities for cruise ships and, in the future, an interisland service similar to the now defunct "Sea-Plite" operation. The major new building components of the development (which will be developed by the private sector) will be an office building of approx. 125,000 to 150,000 sq. ft.; a 400- to 500-room executive hotel; and three marine passenger facilities which will be integrated into the hotel and office structures. Approx. 15,000 sq. ft. of commercial retail space and 600 to 1000 restaurant seats will also be incorporated into the project structures. Parking for approx. 500 cars will be located below the first floor level of the hotel and office building. Aloha Tower, the former Matson Building (which is used for DOT Harbors offices), and the Pier 11 gallery will be retained. The Aloha Tower is envisioned as being the focal point of the development. The ATDC will renovate it and remove the second-level podium structure and pier sheds which now surround its base. This will leave a free standing tower which will be entirely visible from both the harbor and the Fort Street Mall, instead of being truncated at the second level. All new structures will be kept to a 65-ft. height limit, one-third the height of the tower. The open space created around Aloha Tower will become a new plaza at water's edge. It is envisioned that this plaza could be used for outdoor performances and festivals. Other public amenities to be provided are: (a) a landscaped extension of Fort Street Mall to the Aloha Tower Plaza with adjacent commercial shops; (b) improvements to the Nimitz Hwy. crossway from the Fort Street Mall, such as: widening the medial strip to 25 ft.; installing planting and concrete protectors on the medial; and, adjusting traffic signals to allow a longer time for pedestrians to cross; (c) crosswalk improvements at Bishop and Nimitz; and, (d) construction of a pedestrian overpass from the Fort Street Mall (at the Amfac fountain) to the second-level terrace of the new office building. The ATDC also intends to remove the existing vehicular ramp leading to the second level of the present complex in order to restore the Bishop St. makai view of Honolulu Harbor and Sand Island Park. Irwin Park and its foliage will be retained.
At present, the State Department of Transportation (DOT) intends to use its 115 parking spaces for its employees. Docking spaces for cruise ships at Pier 9, 10 and 11, and inter-island vessel docking at Pier 8, will also be retained. It should be emphasized that the project is conceptual; it has not yet been designed. The plan will set forth specific uses, a space program, design guidelines and building envelopes. The specific design of the private improvements will be the responsibility of the selected developer and his architect. The public improvements will be designed by firms selected by and under contract to ATDC.

Contact: Aloha Tower Development Corporation
Attn: Robert Holman
Aloha Tower, Eighth Floor
Honolulu, Hawaii 96813

Deadline: May 9, 1983.

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.

HAWAII

NEGATIVE DECLARATION FOR BOAT REPAIR FACILITY AT HONOKOHUA BOAT HARBOR, KAILUA-KONA, HAWAII, Gentry-Pacific Ltd./Dept. of Transportation

Applicant proposes to construct a boat repair area to meet marine needs of the area and conforms with the intent and proposed action of the Honokohau Small Boat Harbor development. The completion of a boat repair area will provide the community with a location where marine-related sales and services may be conducted. The project site is located within the Honokohau Boat Harbor situated at Kealakehe, North Kona. Area under consideration is defined as TMK: 7-4-08:3 (por) and consists of 4.083 acres. The following items will be sold on the proposed project site:

a. Marine hardware and supplies.
b. Marine paints and other finish material.

c. The following additional items may also be sold upon prior written approval by the Department of Transportation (DOT):
   a. Sailboats and power boats and other water craft (new and brokerage).
   b. Charts, maps and nautical publications.
   c. Navigation instruments and supplies.
   d. Marine electrical and electronic gear and radios.
   e. Fishing tackle, lures, ice and fresh bait.
   f. Outboard and inboard engines and supplies.
The following services will be provided on the site:

a. Boat haul-out facility for boat repair and storage.
b. Repair facility for the maintenance and repair of boats.
c. Marine workshop facilities.
d. Rigging and swaging for vessels.
e. Administrative offices for boat repair and storage facilities.
f. The submerged land shall be used exclusively for the berthing of vessels for servicing and repair and the adjacent land area for use as a work dock area.

The following additional service-related activities may also be conducted upon prior written approval by the DOT.

a. Sail making, canvas goods and repairs.
b. Repair and maintenance of marine electrical and electronic equipment.
c. Marine surveys.
d. Vessels and marine equipment storage facilities.
e. Scuba/skin diving services associated with marine repair and salvage.
f. Repair and maintenance of marine instruments and navigation equipment.
g. Marine upholstery, draperies and interior finishes.
h. Cold storage facility or ice house.
i. Vending machines for the sale of sandwiches, snacks, hot and cold drinks, candies, cigarettes, etc.
j. Other related activities as approved in writing by the DOT.

A new holding pier will also be constructed. The new holding pier is 44 ft. in length and will be a floating pier to be utilized by the boat owners for gaining access to their craft after launching. The pier will be secured at the outboard end by a single piling, driven into the off-shore area. The piling will prevent the floating pier from swinging left to right, which would create a problem for the loading of people, supplies, and equipment onto the newly launched boats.

This is an amendment to the Conservation District Use Application (CDUA) originally processed by the Department of Land and Natural Resources (DLNR) in 1971 (HA-71/1/28-175) (published in 11/23/81 EQC Bulletin). The applicant, Blair Ltd., proposed 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 would 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 134-mile portion of the road, extending from the makai Laupahoehoe Forest Reserve boundary to approx. 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, 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
facilitate runoff through the existing double box culverts. As a prelude to actual reconstruction, existing utility structures, the temporary base course, shoulder material, and assorted debris will be removed. Following demolition and grubbing, a new base course topped by 2-inches of asphaltic concrete will be laid. Signage, striping, and guardrails will also be added. An 8-in. watermain will replace the existing 2-in. temporary line and will be located within the Hiiona St. right-of-way. The cost of the project is estimated at $1.65 million and will be funded by the County of Hawaii.

ENVIRONMENTAL ASSESSMENT FOR A SHORELINE SETBACK VARIANCE TO ALLOW CERTAIN IMPROVEMENTS WITHIN THE 40-FOOT SHORELINE SETBACK AREA, TMK: 6-9-02:5, LALAMILIO, SOUTH KOHALA, HAWAII, Miles Sullivan Family Trust/Hawaii County Planning Commission through the Hawaii County Planning Dept.

The applicant proposes to perform certain landscaping development within the 40-ft. shoreline setback area including the repair and construction of an additional 2 ft. to an existing 3-ft. seawall; installation of a sprinkler system; removal of an existing stone platform and concrete slab; placement of paving tiles; backfill and topsoil for the landscaping; and extension of the boundary walls along the east and west property lines. These improvements are proposed in conjunction with a proposed single family residence and swimming pool. The proposed site abuts Puako Bay and is located on the makai side of the Kawaihae-Puako Rd. in Lalamilo, South Kohala, Hawaii, TMK: 6-9-02:5. In conjunction with a proposed 6,000 sq. ft. single family dwelling and 960 sq. ft. swimming pool, the applicant proposes to make certain improvements within the 40-ft. shoreline setback area for the beautification and protection of the subject property. The specific development proposed to be performed include the following:

1. Relocation of four coconut palms presently existing on the site.
2. Minor repair of the existing seawall to replace missing stones and construct an additional 2 ft. to create a 5-ft. seawall.
3. Placement of 675 cubic yards of
topsoil for planting purposes.
Final grade on the property will be
approx. one ft. below the top of
the CPM wall.
4. Installation of sprinkler system.
5. Placement of paving tiles adjacent
to a proposed swimming pool.
6. Removal of a 28' x 24' rock platform
and concrete slab.
7. The extension of the boundary walls
along the property's east and west
property lines through the 40-ft.
shoreline setback to the certified
shoreline. These walls will consist
of 30" rock wall with iron railing
to the height of 6 ft.
8. Landscaping will include existing
coconut, hao and heliotrope trees,
and lawn grass.

OAHU

CONSERVATION DISTRICT USE APPLICATION-
CONSTRUCTION OF A RESEARCH GREENHOUSE
AT LYON ARBORETUM, MANOA VALLEY,
HONOLULU, OAHU, TMK: 2-9-55:6,
University of Hawaii/Dept. of Land and
Natural Resources

Applicant proposes the construction of
a greenhouse made from prefabricated
steel and fiberglass panels which will
occupy a portion of the lawn of the
Lyon Arboretum building complex. The
foundation posts will be embedded in
concrete while the greenhouse floor
will consist of bare ground with concrete
walkways. Over dimensions are 32 ft. by
48 ft. with a height ranging between 8 ft.
to 12 ft. Electricity and water will be
provided. This greenhouse is necessary
to carry out research on tropical and
subtropical plants, which requires
controlled climatic conditions.

CONSERVATION DISTRICT USE APPLICATION
FOR THE PROPOSED WAIANAE CORPORATION
YARD AT WAIANAE, OAHU, City and County
of Honolulu Board of Water Supply/Dept.
of Land and Natural Resources

Applicant is proposing a corporation
yard on property designated as
TMK: 8-7-06:2 at Waianae, Oahu. Proposed
facility will include an office building
with lockers, showers, and toilets; an
equipment shed, a storage bin, and
vehicle wash rack area. Approx. 10
personnel and 6 Board of Water Supply
vehicles will be assigned to the facility.

NEGATIVE DECLARATION FOR COMMERCIAL
ACTIVITIES AT VARIOUS BEACH PARKS, OAHU,
City and County of Honolulu, Dept. of
Park and Recreation

The Department of Parks and Recreation
proposes to regulate the use of various
beach parks on Oahu and rights-of-ways
by commercial enterprises. Activities
which will be allowed by permit only
include scuba diving, snorkeling and
filming, except for Kailua Beach Park
where windsurfing will also be allowed.
Proposal is access on and through beaches
fronting 46 City parks and 45 beach right-
of-ways listed:

BEACH PARKS

Ala Moana Beach Park
Aukai Beach Park
Barbers Point Beach Park
Bellows Field Beach Park
Neil S. Blaisdell Park
Ehukai Beach Park
Ewa Beach Park
Fort DeRussy Beach Park
Haleiwa Alii Beach Park
Haleiwa Beach Park
Hauula Beach Park
Kaneohe Beach Park
Kailua Beach Park
Koalani Beach Park
Kapolei Beach Park
Kailua Beach Park
Maunalua Beach Park
Maili Beach Park
Makaha Beach Park
Makaha Beach Park
Mauna Lahihi Beach Park
Maunalua Bay Beach Park
Nanakuli Beach Park
Oneloa Beach Park
Pokai Bay Beach Park
Punalu'u Beach Park
Pupukea Beach Park
Sunset Beach Park
Swanzy Beach Park
Ulehawa Beach Park
Waialohi Beach Park
Waialae Beach Park
Waianae Beach Park
Wai'alupe Beach Park
Waimanalo Beach Park

BEACH RIGHT-OF-WAY

Waikiki
Kalia Road
Paoa Place

Niu
Kalanianaole Hwy.

Kahala
Kahala Avenue TMK: 3-5-03
Kahala Avenue TMK: 3-5-04
Kahala Avenue TMK: 3-5-05
Kahala Avenue TMK: 3-5-06

Lanikai
Mokulua Drive TMK: 4-3-03
Mokulua Drive TMK: 4-3-05
Mokulua Drive TMK: 4-3-07

Kaneohe
Kaneohe Bay Drive TMK: 4-4-16

Kailua
North Kalaheo Avenue TMK: 4-3-17
North Kalaheo Avenue TMK: 4-3-18
North Kalaheo Avenue TMK: 4-3-83

Laie
Hauula Beach Remnant TMK: 5-4-10
Kamehameha Hwy. TMK: 5-5-02

Ewa
Oneula Place TMK: 9-1-25
Pupu Place TMK: 9-1-30

Makaha
Mouo Street TMK: 8-4-05
Upena Street TMK: 8-4-07
Makau Street TMK: 8-4-09

Koko Head
Hanapepe Loop TMK: 3-9-28
Lumahai Street TMK: 3-9-13
Kawaiola
Papailua Road TMK: 6-1-04

Puuiki
Au Street TMK: 6-8-11
Au Street TMK: 6-8-12

Pupukea-Paumalu (Sunset Beach)
Copuola Street TMK: 5-9-01
Kahauola Street TMK: 5-9-01
Ke-Nui Road TMK: 5-9-02
Huelo Street TMK: 5-9-01
Ke-Waena Road TMK: 5-9-03
Ke-Iki Road TMK: 5-9-03
Ke-Nui Road TMK: 5-9-19
Ke-Nui Road TMK: 5-9-20

Waialua
Papiloa Road TMK: 6-1-04

KAUAI

NEGATIVE DECLARATION FOR A STATE LAND
USE DISTRICT BOUNDARY AMENDMENT,
HANAMAUlU, KAUl, TMK: 3-7-03: PORTION
OF 14, LOT 1-D, Graham Beach Partners/
State Land Use Commission

The applicant is petitioning the Land Use
Commission to reclassify less than 1 acre
of land from the Conservation District to
the Urban District. No major improvements
to the site is being proposed by the
applicant. With the possible exception
of additional landscaping, all improvements
presently existing within the Conservation
District will remain. The subject
property is owned in fee by the applicant
and is located at Hanamaulu, Kauai,
TMK: 3-7-03: portion of 14, Lot 1-D.
The 150-unit Kauai Beach Villas Condominium
project is built on Lot 1-D. Through an
interpretation of the shoreline and
state land use conservation district
boundary, it was determined that a small
portion of condominium building "G", some
lighting fixtures, signs, and landscaping
were situated within the Conservation
District boundary without a requisite
Conservation District Use Application
Permit. At its meeting on November 5, 1982,
the Department of Land and Natural Resources
required that Graham Beach Partners file
a petition with the State Land Use
Commission within six months to amend the
land use district boundaries to cure the
encroachment into the Conservation District.
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).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS.

Environmental impact statement for the proposed Princeville phase two development, Hanalei, Kauai, Princeville Development Corporation/County of Kauai Planning Department

Princeville Development Corporation (PDC) holds title to approx. 10,140 acres in the Hanalei District on Kauai's north coast. Its holdings extend about five miles along the coast from Kalihiwai Bay to Hanalei Bay and approx. eight miles inland into the Halele'a Forest Reserve. The plateau lands makai of Kuhio Hwy. have been master planned for a resort-residential community, "Princeville at Hanalei," and Phase One of this resort-residential community has been largely developed. The current proposal is for Phase Two, which involves most of the remainder of PDC lands below the highway. PDC is a land developer that sells improved land to other developers who construct the actual residential and condominium buildings. To date, PDC has improved and subdivided most of the approx. 1,050 acres comprising Phase One. As of June 1982, PDC or purchasers of its Phase One lands had constructed a 27-hole golf course; a 27,000-sq. ft. commercial center; 1,180 multi-family units; and 200 single-family units. Under the PDC master plan, the various landowners can someday construct another 1,000 multi-family units; 550 single-family units; 48,000 sq. ft. of commercial space and 700 hotel units distributed over two sites. It is anticipated that recreational demand generated by these hotels will also require construction of another 18-hole golf course. The proposed Phase Two project lies east of the existing Phase One development. Total land area in Phase Two is 1,185 acres, of which approx. 421 acres would be developed for residential, resort, recreational, and public use. These 421 acres are located on three highland plateaus; access to the new development would be from Kuhio Hwy. About 80 developable acres remain unplanned and are not included in the General Plan amendment request; these are located along Anini Road, both mauka and east of Kalihikai Beach. The remaining 680 acres would be devoted to permanent open space or the previously mentioned second Princeville golf course. The land proposed for the Phase Two expansion of the Princeville resort lies east of the existing Phase One resort development and makai of Kuhio Hwy., the main State highway extending from Ha'ena to Lihu'e. Access to the ocean side of the site is provided by the County's Anini Road. The TMK for this land are Fourth Division, 5-3-06:1,3,13,14 and 17; and 5-3-04:5. Parcels 13,14,17 and 5 are owned by PDC and contain 1,135 acres. Parcels 1 and 3, containing 50 acres, are jointly owned by PDC and Lihu'e Plantation Company, a division of Amfac, Inc. Phase Two lands are currently under shore- term lease to the Princeville Cattle Company. The acreage, together with a larger area mauka of Kuhio Hwy., is used for cattle grazing. Grazing on the mauka lands would continue following development of Phase Two. As in Phase One, the final product marketed by PDC would be developed land, and the purchasers would carry out any actual construction of buildings. Phase Two differs from Phase One in its relatively greater emphasis on single-family house lots. Of the 421 proposed Phase Two acres, more than 75 percent would be improved and subdivided into 1,240 single-family house lots of varying sizes. Only two sites are designated for resort condominium construction (total 420 units). It is expected that one of these would be operated as a condominium hotel and the other as a conventional residential or...
vacation rental condominium. A five-acre site bordered by Kuhio Hwy. and Ka Haku Road would be available for public use (probably including a community library) and possibly some retail space. In addition, lands for a public park would be dedicated somewhere on the Phase Two property, possibly in the unplanned Kalihikal Beach area or on one of the plateaus. Some of the Phase One improvements, such as the sewage treatment plant, are expected to serve Phase Two as well. All infrastructure improvements such as water lines, sewer lines, and collector roads for Phase Two would be built and financed by the developer. PDC is seeking to achieve two primary objectives with its proposed Phase Two project. The first is to expand the existing resort and related development to the point where Princeville will constitute a self-sustaining community. A second, and related, objective is to ensure a reasonable financial return on the original investment in the land and infrastructure made by PDC and its parent company, Consolidated Oil and Gas, Inc.

This EIS is also available for inspection at the Hanapepe, Kapaa, Koloa Community-School, and Waimea Libraries.

Deadline: May 9, 1983.

ENVIRONMENTAL IMPACT STATEMENT FOR HALAWA MEDIUM SECURITY FACILITY, HALAWA, OAHU, Dept. of Accounting and General Services

The proposed Halawa MSF will be designed to accommodate approx. 500 medium security male inmates. The facility shall be designed to provide program facilities having the following objectives:

- Ensuring protection of society by confining and supervising persons detained or committed to the institution.
- Providing a safe, healthful, and humane environment for all inmates.
- Assisting in the redirection of inmates.

Facility requirements have been identified and organized according to type of user, function, and security needs. Eight different categories or zones describing the facility requirements have been established and are summarized by function below.

ZONE I ADMINISTRATION/PUBLIC

Users: Public (by permission); Staff.
Functions: Entry Gate; Armory/Staff Area; Public Area; Branch Administration; Program Control Administration; Central Records; Support Services Administration; Staff and Public Parking; State Vehicles.

ZONE II SECURITY

Users: Security Staff.
Functions: Central Control.

ZONE III INTERFACE

Users: Public (by permission); Staff; Inmates (by permission).
Functions: Inmate Visiting (General); Parole Hearing and Interview; Staff Dining; Outdoor Visiting.

ZONE IV CONTROLLED MOVEMENT

Users: Staff; Inmates (by permission); Public (controlled movement to visiting); Volunteers (by permission).
Functions: Intake/Receiving; Special Holding; Secure Outdoor Recreation; Secure Auto Sallyport.

ZONE V GENERAL POPULATION

Users: Staff; Inmates; Public (escorted guests to Religious Services only); Volunteers (by permission).
Functions: Medical Services; Religious Services; Indoor Recreation; General Residency; Food Services, Academic Education; Library Services; Multipurpose Area; Outdoor Recreation.

ZONE VI INDUSTRIES

Users: Staff; Inmates.
Functions: Zone VI Entry; Zone VI Dining; Correctional Industries; Construction Maintenance/Grounds Maintenance; Laundry; Vocational Education; Commissary; Exterior Circulation; Maintenance Yard.
ZONE VII SUPPORT

Users: Staff (some by permission);
Public (by permission);

Functions: Boiler Room, Warehouse;
Loading Area/Gas Pump; Trash Compactor.

Gross estimated total building area
required is 326,261 sq. ft.; gross total
open area required is 279,200 sq. ft.
The region surrounding the project site
consists of a mixture of land uses,
including residential, transportation,
institutional, industrial, recreational,
commercial, and military uses. Immediately
adjacent areas of Aiea, Halawa Poster
Village, and Moanalua Valley are predo-
iminantly middle-class, single-family
residential communities. The project
site consists of approx. 23 acres of
vacant, undeveloped land situated on
TMK: 9-9-10:28, portion of 9-9-10:30 and
portion of 9-9-10:10.

This EIS is also available for inspection
at the Aiea Library.

Deadline: May 9, 1983.

EIS FOR THE KALAHEO SANITARY LANDFILL,
KAILUA, KOOLAUPOKO, OAHU, HAWAII,
City and County of Honolulu Dept. of
Public Works

Previously published March 23, 1983.

This EIS is also available for
inspection at the Kailua and Waimanalo
Libraries.

Deadline: April 22, 1983.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR
THE PROPOSED IOLANI SCHOOL PROPERTIES
PROJECT, KANOAII, KOOLAUPOKO, KANEHOE,
OAHU, Iolani School/State Land Use
Commission

Previously published March 23, 1983.

This EIS is also available at the
Kailua Library.

Deadline: April 22, 1983.

REVISED EIS FOR THE PROPOSED ULILI AND
ELEPAIO STREETS DRAINAGE IMPROVEMENTS,
KAHALA, OAHU, TMK: 3-5-04 and 3-5-03139,
City and County of Honolulu Dept. of
Public Works.

The project site is located in the
Waialae-Kahala area of the Honolulu
District, Oahu, Hawaii and includes a
portion of Aukai Avenue and a 10 ft.
wide access easement to the beach, which
begins at Kahala Avenue in the vicinity of
the Elepaio Street intersection and extends
to Kahala Beach. Aukai Avenue is a secondary
street that provides access to residential
areas. The Elepaio Street easement currently
serves two primary functions. It provides
public pedestrian access to Kahala Beach
and accommodates the existing Elepaio
drain system. The Ulili Street Relief
Drain portion of the project proposes to
divert a portion of the flow that is
collected by the Ulili Street drainage
system to the Hunakai Avenue drainage system
via a new 24-inch relief drain line. The
relief line will run a distance of about
600 ft. along Aukai Street between Ulili and
Hunakai Streets. The new drainline will not
be designed to handle the instantaneous peak
flows from the Ulili drainage area; however,
it will help to reduce the amount of time
it takes to drain nuisance ponding. The cost
for the Ulili Street relief drain improvements
is approx. $69,000, and will take about 12
months to complete. The Elepaio Street
drainage improvement portion of the proposed
project is confined to the 10 ft. wide
easement from Kahala Avenue to the shore,
distance of approx. 300 ft. The ocean
outfall will be abandoned and the existing
shoreline manhole will be modified to
discharge storm runoff more efficiently
at the shoreline. The outlet structure
will include two stairways with railings
to afford pedestrian access to the shore-
line and water. A portion of the
existing 42-inch drainline within the beach
access easement will be replaced to tie into
the outlet structure. In addition, a new
overflow drainage channel will be
constructed within the easement over the 42-
inch drainline and will serve two functions.
The channel will convey storm runoff from
Kahala Avenue which cannot be accommodated
by the 42-inch drainline to the ocean and
also serve as a pedestrian walkway to the
beach. The cost for the Elepaio Street drainage improvements is approx. $159,000, and will take about four months to complete.

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

**Status:** Currently being processed by the City and County of Honolulu Department of Land Utilization and the OEQC.

**REVISED ENVIRONMENTAL IMPACT STATEMENT FOR HEEIA KEA SUBDIVISION, HEEIA, KOOLAUPOKO, OAHU, Hawaiian Electric Co., Inc./Dept. of Land Utilization, City and County of Honolulu**

Hawaiian Electric Company, Inc. proposes to have a 389 lot single-family residential subdivision constructed on 87± acres of land at Heeia Kea, Oahu, Hawaii. The proposed Heeia Kea Subdivision is directly mauka of the existing Heeia Kea residential lots which cover approx. 15± acres. The combined areas consist of 102± acres and for the purposes of this report, the project is considered to contain 102 acres. The 102 acres of land are zoned R-6 residential and are part of the 219.06 acres controlled by Hawaiian Electric Company under a lease and agreement of sale from Kamehameha Schools/Bishop Estate. The total 219.06 acres are described by TMK: 4-6-06:1 through 3, 7 through 16, 22 through 51 and TMK: 4-6-16:32. A 0.96 acre portion (TMK: 4-6-06:2, 3, 8, 10, 12, 14, 16 and 45 through 47) and 116.1 acre portion of land mauka of Kamehameha Hwy. above of land makai of Kamehameha Hwy. the conservation district boundary (TMK: 4-6-16: Por 32) are included in the total 219.06 acre land holding, but not part of the 102 acre project site. The subdivision site was originally acquired for a steam generating plant. However, a Class AA water quality designation was subsequently established for Kaneohe Bay which made power generation unfeasible. The project consists of the construction of on-site roadways, drainage systems, sewer system, water system and underground electric and telephone systems. Off-site construction necessary to implement the project is the construction of a sewer system in conformance with the City and County's master plan to allow connection to the City and County sewer system. In addition, two intersections with Kamehameha Hwy. will be necessary. These intersections will have acceleration and deceleration lanes as well as left-turn storage lanes. The estimated cost of construction for site development is 9-11 million dollars. The estimated construction schedule calls for 3 to 5 phases over 6 to 9 years, but this schedule is flexible since economic and market conditions will dictate development. The Special Management Area extends 300 ft. mauka of Kamehameha Hwy. and the makai portion of the subdivision lies within this area. However, four existing drainage structures passing under Kamehameha Hwy. appear adequate to handle drainage and no work is proposed within the shoreline setback.

**Status:** Currently being process by the Department of Land Utilization City and County of Honolulu

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED PARADISE VILLAGE DEVELOPMENT PROJECT, KAHALUU, KOOLAUPOKO DISTRICT, OAHU, TMK: 4-9-11:2 AND 4-7-26:9, Clarence and Diana Hirata/City and County of Honolulu Dept. of Land Utilization**

The proposed project site contains an area of approx. 2.8 acres. The project site is located in Kailua, Koolau, Kailua District, Oahu, Hawaii. The project site is zoned B-2, Business District, except for a 20 ft. strip makai of Kamehameha Hwy. and a 50 ft. strip mauka of the hwy., which are zoned R-6, Residential District. Design for the proposed project will provide additional setback. The applicant envisions the proposed project as a commercial complex, consisting of shops, restaurants, fast food establishments, offices, and storage areas. The balance of the site, those lands zoned R-6, will be utilized as setback area. The following provides details of the proposed Paradise Village project:

1. The commercial complex will consist of a restaurant, with kitchen, restrooms, dining room, attic storage, and four huts; a marketplace, with shops, restrooms, office, and
storage rooms; a fast food establishment with kitchen, counter area, offices, and attic storage; and a drive-in with kitchen, serving counter, patio, office, and gift shop.

2. The commercial complex will be of wood construction, with wood frames, siding, trim, and shake roofs. Footings will be concrete.

3. As part of the landscaping plan the makai portion will be elevated via grading and two artificial ponds will be created adjacent to the proposed restaurant and fast food establishment.

4. The mauka drive-in and makai commercial area will have one in and out access point onto Kamehameha Hwy.

5. A total of 92 parking stalls will be provided.

6. The drainage improvements proposed for the project will consist of permanent and separate subsurface drainage systems.

7. The water improvements proposed for the project will consist of water service connections to the mauka and makai sections from the existing 8-in. Board of Water Supply water main on Kamehameha Hwy.

8. Sewage from the project will be collected in temporary holding tanks. The holding tanks will then be pumped periodically by the applicant and a commercial disposal company and discharged at the Ahuimanu STP.

9. There are existing overhead Hawaiian Electric Company, Inc. and Hawaiian Telephone Company facilities on Kamehameha Hwy. The proposed project will be able to connect into these facilities.

Status: Currently being processed by the City and County of Honolulu Department of Land Utilization.