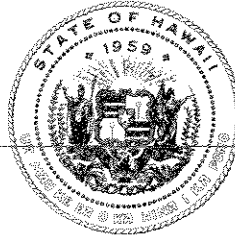


# EQ BULLETIN



George R. Ariyoshi  
Governor

Roy R. Takemoto  
Chairman

## ENVIRONMENTAL QUALITY COMMISSION

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

Volume IX

April 8, 1983

No. 07

### REGISTER OF CHAPTER 343, HRS DOCUMENTS

#### 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 north-eastern 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-Flite" 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 maritime 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.

EIS PREPARATION NOTICE FOR THE KALAHEO HIGH SCHOOL REVISED ULTIMATE SITE PLAN, KAILUA, OAHU, Dept. of Accounting and General Services for the Dept. of Education

Previously published March 23, 1983.

Contact: Mr. Norman Sahara  
Public Works Division  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, HI 96810  
Phone: 548-7660

Deadline: April 22, 1983.

EIS PREPARATION NOTICE FOR THE PROPOSED LEEWARD SANITARY LANDFILL, WAIMANALO GULCH, TMK: 9-2-03 AND OHIKILOLO, TMK: 8-3-01, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

Previously published March 23, 1983.

Contact: Mr. Melvin Lee  
Department of Public Works  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813  
Phone: 523-4774

Deadline: April 22, 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 HONOKOHAU 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.

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.

AMENDMENT TO CONSERVATION DISTRICT USE APPLICATION FOR THREE ROADWAY EASEMENTS, LAUPAHOEHOE FOREST RESERVE, NORTH HILO, HAWAII, TO EXCLUDE THE LOWER LATERAL

ACCESS ROAD WHICH WAS PARTIALLY ALIGNED WITH AN EXISTING SKID TRAIL, Mr. M. Blair, Blair Ltd./Dept. of Land and Natural Resources

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 EOC 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  $\pm 3\frac{1}{2}$ -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  $\pm 2$ -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

Forest Reserve Conservation Land until such time as the BLNR approves a CDUA for the establishment of a Natural Area Reserve in the Laupahoehoe Forest Reserve. However, the purpose of this amendment is to inform the public that the originally approved Conservation District Use application in 1971 has since been modified by Board of Land and Natural Resources to exclude the lower lateral access road which was proposed to be partially aligned with an existing skid trail.

ENVIRONMENTAL ASSESSMENT KEOPU HEIGHTS  
SUBDIVISION ROADWAY RECONSTRUCTION AND  
CHANNEL IMPROVEMENTS, KEOPU 3RD, NORTH  
KONA, HAWAII, County of Hawaii Dept.  
of Public Works

The Department of Public Works, County of Hawaii proposes to implement roadway and drainage improvements through the Keopu Heights Subdivision in North Kona, Hawaii. Located approx. 2.5 miles north of Holualoa, the subdivision is bordered by Mamalahoa Hwy. to the east, scattered residential uses to the north and south, and vacant undeveloped land to the west. The project area is identified further as TMK: 7-5-24. Purposes of the project are to reconstruct Hiona St. and realign a poorly defined water course passing through the subdivision. An approx. 30 ft. wide by one mile long strip will be cleared for the new drainage channel. Beginning from the Keopu Bridge at Mamalahoa Hwy. the channel bends to the north bisecting a 3-acre parcel then bends again to the west where it runs along the north boundary of the subdivision for a distance of approx. 3,600 lineal ft. At about Lot 44 the alignment traverses lands outside the subdivision proper until its terminus beyond the makai boundary of the subdivision. At its terminus, runoff will be directed into a U-shaped sediment basin/energy dissipator. For the most part, the 10-ft. deep by 17.5 ft. wide channel will be unlined. In conjunction with drainage channel construction, improvements are also planned for Keopu Bridge. These improvements, which include excavating new lateral connectors and adjusting channel geometrics, are intended to

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 Hiona 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 IMPROVE-  
MENTS WITHIN THE 40-FOOT SHORELINE SETBACK  
AREA, TMK: 6-9-02:5, LALAMILO, 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 two 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 CRM 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 reserach on tropical and subtropical plants, which requires controlled climatic conditions.

CONSERVATION DISTRICT USE APPLICATION  
FOR THE PROPOSED WAIANAEE CORPORATION  
YARD AT WAIANAEE, 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
- Kahe Point Beach Park
- Kailua Beach Park
- Kaiona Beach Park
- Kalama Beach Park
- Kaneohe Beach Park
- Kapiolani Regional Park and Beach Park
- Kawaikei Beach Park
- Keehi Lagoon Beach Park
- Kokee Beach Park
- Koko Kai Beach Park
- Kualoa Regional Park
- Kuhio Beach Park
- Kuilei Cliffs Beach Park
- Kuliouou Beach Park
- Laenani Beach Park
- Laie Beach Park
- Lualualei Beach Park
- Maili Beach Park
- Makaha Beach Park
- Makaua Beach Park
- Mauna Lahilahi Beach Park

Maunalua Bay Beach Park  
 Nanakuli Beach Park  
 Oneula Beach Park  
 Pokai Bay Beach Park  
 Punaluu Beach Park  
 Pupukea Beach Park  
 Sunset Beach Park  
 Swanzy Beach Park  
 Ulehawa Beach Park  
 Waiahole Beach Park  
 Waialae Beach Park  
 Waianae Beach Park  
 Wailupe Beach Park  
 Waimanalo Beach Park

BEACH RIGHT-OF-WAY

Waikiki

Kalia Road  
 Paoa Place

Niu

Kalaniana'ole 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

Kawailoa

Papailua Road TMK: 6-1-04

Puuiki

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

Pupukea-Paumalu (Sunset Beach)

Oopuola 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, KAUAI, 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, HANAIEI, 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 Lihue. 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 Lihue 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 houselots. Of the 421 proposed Phase Two acres, more than 75 percent would be improved and subdivided into 1,240 single-family houselots 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 Kalihikai 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; Multi-purpose 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 Foster Village, and Moanalua Valley are predominantly 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, KOOLAPOKO, 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, KAMOOALII, KOOLAPOKO, 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 3-5-03:39,  
City and County of Honolulu Dept. of Public Works.

The project site is located in the Waiialae-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 Hunukai 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 2 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, a 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 shoreline 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

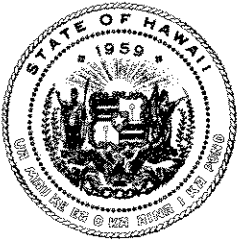
The proposed project site contains an area of approx. 2.8 acres. The project site is located in Kahaluu, Koolaupoko District, Oahu, Hawaii. The project site is zoned B-2, Business District, except for a 20 ft. strip makai of Kamehameha Hwy. and a 60 ft. strip mauka of the hwy., which are zoned R-6, Residential 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.



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