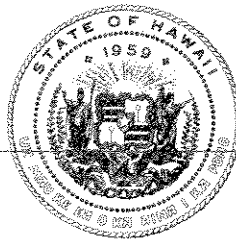


EQ BULLETIN



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 23, 1983

No. 08

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.

WAIEHU PLANNED DEVELOPMENT, WAIEHU, MAUI,
TMK: 3-3-01:10 AND 92, Dept. of Social
Services and Housing, The Hawaii Housing
Authority

The Hawaii Housing Authority, State of Hawaii, proposes the development of approx. 800 units housing project to meet the low, and moderate income and gap group housing needs. The project site is approx. 133.5 acres and owned by the State of Hawaii and designated as TMK: 3-3-01 parcels 10 and 92. As proposed, some of the house and lot packages will be provided to the people for sale after the area has been subdivided and on-site improvements have been constructed. Tentatively, 680 single-family detached and zero lot line dwellings, 60 one-story attached dwellings (elderly housing) and 60 rental apartments contained in one and two story structures are being proposed for construction, with single family detached and zero lot houses will be offered for sale. The project site is located approx. 1.5 miles north of Wailuku, 2 miles north of Kahului and Waiehu and Paukukalo. The project site abuts the existing Hawaiian Homes subdivision on the southern portion of the site. The project site is however, separated from the Hawaiian Homes Subdivision by a natural

drainage swale. Elevated sand dunes separates the project site from the existing Waiehu Heights Subdivision located to the north. The sand dunes also separates the project site from Kahekili Hwy. located to the west. The entire project will be phased within three increments (1 through 3) that could take approx. 10 to 20 years to complete.

Contact: Kenneth Harada
Project Coordinator
Department of Social Services
and Housing
The Hawaii Housing Authority
P.O. Box 17907
Honolulu, Hawaii 96817
Phone: (808) 848-3240

Deadline: May 23, 1983.

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

Previously published April 8, 1983.

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

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTION OF A SOLID WASTE TRANSFER STATION AT KAILUA LANDFILL, NORTH KONA, HAWAII, County of Hawaii Dept. of Public Works/Dept. of Land and Natural Resources

Application is for the construction of a solid waste transfer station at the existing Kailua Landfill, TMK:7-4-08:16. The proposed transfer station will be a three trailer complex consisting of three enclosed metal chutes for refuse dumping with an enclosed 70-75 cubic yard compactor container mounted on a trailer beneath each chute. This container compacts the refuse for volume reduction and is also self-sealing to minimize problems of odor and flies. The facility would be primarily for use by individuals hauling their household waste. The refuse would be compacted twice daily and emptied as required and their contents taken to the adjacent landfill. When the Kailua Landfill is moved further north, the transfer station container will be hauled to the new landfill site. The solid waste disposal plan for Kona dictates moving the landfill away from the present populated area. The new landfill site will require transfer stations at the present site to facilitate smooth transition to another landfill, as well as, provide the disposal service for the residents of Kailua proper. When completed, the enclosed metal chutes for refuse dumping will prevent scattering

of wind blown rubbish, making the tri-enclosed container transfer station a neat and tidy area for disposal of household waste matter. The improvement will transform the existing landfill site into a more presentable and sanitary public facility. The operation will involve two men working the transfer stations on a seven day work week, including all holidays. The sanitary landfill caretaker will be responsible for general cleanup of the transfer stations and compacting the containers. The equipment operator will be responsible for emptying these containers at the designated landfill.

CONSERVATION DISTRICT USE APPLICATION FOR COMMERCIAL FRUIT AND NUT TREE PLANTING, KAPOHO, PUNA, HAWAII, Richfield of Hawaii, Inc./Dept. of Land and Natural Resources

Application is for a commercial fruit and nut tree planting involving TMK: 1-4-2: 16, Lot A at Kapoho, Puna, Hawaii. The proposed planting will use 10 acres of a 250 acre parcel. Of the 10 acres, only 5 acres are zoned Conservation. This is an experimental planting, and should sufficient harvest be realized, the produce will be sold.

NEGATIVE DECLARATION FOR THE DEVELOPMENT OF A RESIDENTIAL HOUSING PROJECT, KAILUA-KONA, HAWAII, Affordable Homes of Hawaii/Hawaii Housing Authority

This assessment is for the construction of the Queen Liliuokalani Village, Increment III in Kailua-Kona, Hawaii. Affordable Homes of Hawaii, a joint-venture sponsored by various groups, has proposed the development of a 52 unit single-family residential subdivision under the provisions of Act 105 of the State regulations. It is planned that the cost of this project will be initially funded during the construction phase through interim loans made available by the Hawaii Housing Authority. The proposed project will consist of 52 single-family residential dwellings located in Kailua-Kona, Hawaii and the land is identified by TMK: 7-4-8:Portion 1. The project site area is approx. 10.5 acres and its present zoning is RS-15. Queen Liliuokalani Village, Increment III is

the third increment of housing constructed on Liliuokalani leasehold land for the purpose of satisfying the need for affordable quality housing for working residents of the Kona area. Increment III proposes an average lot size of 7,500 sq. ft. Three types of units will be constructed:

- A. Two bedroom, one bathroom starter unit (768 sq. ft.), one car garage;
- B. Three bedroom, one and one-half bathroom (960 sq. ft.), two car garage; and
- C. Three bedroom, two bathroom (1,128 sq. ft.), two car garage.

Depending upon the actual mix of homes ultimately constructed and based on today's prices, it is anticipated that the average selling price will be approx. \$79,000.00

OAHU

CONSERVATION DISTRICT USE APPLICATION FOR THE INSTALLATION OF TWO 15,000 VOLT SUBMARINE ELECTRIC CABLES AT COCONUT ISLAND, KANEOHE BAY, OAHU, Dept. of Accounting and General Services

Application is for the installation of two 15,000 volt submarine electric cables on submerged lands adjacent to TMK: 4-6-01, Coconut Island, Kaneohe Bay, Oahu. The Hawaii Institute of Marine Biology (HIMB) conducts research programs at its Coconut Island facility which require, among other things, the capability of maintaining a stable environment for marine life in laboratories. This requires a reliable source of electrical service to operate seawater pumps, air compressors, refrigeration equipment and other associated laboratory equipment and instruments. Interruption or loss of electrical service, even temporarily, disrupts the continuity of experiments and recordings and destroys material which represents countless hours of research effort. The electrical service is presently supplied by underground and submarine cables which were installed in 1934 by HECO, but is owned and operated by the State. Although a 100-KW standby engine generator is located adjacent to transformer vault No. 3,

The new electrical system will improve the reliability of electrical service. The existing cables will be de-energized and removed where practical as soon as the new system is completed and energized. A new electrical system servicing Coconut Island with a capacity of 2,000 kva (1,000 Amps) is proposed. The principal portion of the work will include the installation of two submarine cables from Lilipuna Road (on the Kaneohe side) to Coconut Island. This is a distance of approx. 1,600 ft. An easement through private property will be obtained and two new 15,000-volt underground feeder cables will be installed. Furthermore, a 2-inch telephone line conduit will be installed with the two submarine cables in the trench on the Coconut Island side of the project. No telephone lines will be installed at this time. However, by placing the conduit in the trench during this operation, no re-excavation of the trench would be required to install a telephone line in the future.

CONSERVATION DISTRICT USE APPLICATION FOR A BOAT MOORING USE ON STATE-OWNED SUBMERGED LANDS IN KANEOHE BAY, KOOLAUPOKO, OAHU, Stewart E. Fern/Dept. of Land and Natural Resources

Application is for a boat mooring use of State-owned submerged lands adjacent to TMK:4-4-06:6 at Kaneohe Bay, Koolauoko, Oahu. The activity proposed is to sink a 700-pound weight to the bottom of the 28-ft. deep boat mooring area, allowing it to rest or settle into the silt/sand on the bottom, and to attach by a substantial chain this weight to a spherical float on the surface directly above the weight, the float to be about 24-inches in diameter. The purpose is to have a mooring float on the surface to which the boat may be attached when not in action. The substantial weight confines the float and the boat to a 360-degree area around it the diameter of which is slightly more than twice the length of the boat. In Kaneohe Bay, boats almost always are in the tradewinds position. The weight is to be of concrete or clean steel which will give off no materials affecting the environment. The mooring of float and weight connected by a vertical chain would be established in a natural boat basin approx. 25 ft. deep surrounded

on three sides by shallow coral reef. The reef extends seaward and shoreward to our shoreline property except for a small boat channel permitting access to the boat basin. Measurements on the charts show that ample room exists for another mooring where four boats are now legally moored. There is no through boat traffic, no commercial fishing and some water skiing on occasion. Nearest structures are shoreside residences like ours is about 700 ft. away. Private property is about 625 ft. away at the closest. Nearest vegetation is 635 ft. away and separated by the shallow reef. It is estimated that 99.99% of the time there is no action or traffic or use other than the mooring of the boats at rest.

CONSERVATION DISTRICT USE APPLICATION FOR TWO BOAT MOORINGS AT KOOLAUPOKO, KANEHOE BAY, OAHU, Geraldine E. Sim/Dept. of Land and Natural Resources

Applicant proposes to moor a 32 ft. and a 60 ft. boat offshore from the owner's residence and the boats are to be used for pleasure use only. The moorings consist of two and three 750 pound concrete blocks which are tied together by chain to a common swivel to another length of chain, a swivel and a 15 ft. by 2 ft. mooring buoy. The average depth at the location of the proposed moorings is 26 ft. to 28 ft. with approx. two ft. of mud covering over a coral bottom. Access to the moorings would be made from the area of the owner's property by a small row boat or dinghy. Boat moorings involved State-owned submerged lands adjacent to TMK: 4-4-06:5 at Koolaupoko, Kaneohe Bay, Oahu.

A CONDITIONAL USE PERMIT (CUP) TO ESTABLISH A PRIVATE BOTANIC GARDEN IN NUUANU, OAHU, TMK: 1-8-8:1, Mrs. Una C. Walker/City and County of Honolulu Dept. of Land Utilization

The applicant is presently conducting garden tours and permitting other activities, such as wedding receptions, parties, and movie filming, the use of the facilities and amenities at Walker Gardens. No additional construction or

alteration of the gardens or dwelling is proposed. The CUP is necessary to allow the applicant to continue these activities within a residential area, and also to facilitate the maintenance and preservation of the gardens and historic dwelling. The applicants' future plans are to gift the property to a local trust or historic preservation group to administer and preserve. The project site is approx. 5.6 acres. The property is almost completely enclosed by rock walls and fences, with the exception of 3 accessways. The main entrance and exit is located on Pali Hwy., and the service entrance is off Jack Lane. There are two existing single-family dwellings on the property. The main dwelling is situated on Pali Hwy., and the second dwelling or "carriage house" is located towards the back of the parcel. Presently, the gardens are open to visitors, Monday thru Friday, 9 AM - 4 PM for an admission fee. Thirty-two (32) unpaved parking spaces are provided for visitors at the flagpole garden. Additional unpaved parking is available at the back of the property near the carriage house, and if more is required, a permit is requested from the State Department of Transportation for on-street parking on Pali Hwy.

CONSERVATION DISTRICT USE APPLICATION FOR AFTER THE FACT GRADING AND PROPOSED REVEGETATION AT PRIVATE PROPERTY IDENTIFIED AS TMK: 4-7-49:9, KAHALUU, OAHU, Mr. Carl L. McClain/Dept. of Land and Natural Resources

Application is after the fact grading in Kahaluu, Oahu. The subject area is approx. 14,000 sq. ft. and is presently a grading violation. Also being considered is the revegetation of 14,000 sq. ft. of grading completed in July 1982. Proposed for revegetation within the graded plateau area is fruit trees such as papayas and citrus fruits.

MAUI

CONSERVATION DISTRICT USE APPLICATION FOR CONSTRUCTING A PIER IN THE MAALAEA HARBOR, MAUI, James Clark/Dept. of Land and Natural Resources

Application is for the construction of a pier at Maalaea Harbor, offshore of TMK:3-6-01:2, Maui, Hawaii. The proposed pier will be located at the south breakwater of a length of 53 ft. and will be supported by steel piles. The pier will be primarily used for commercial fishing and boat charters.

GENERAL PLAN AMENDMENT FROM AGRICULTURE TO SINGLE FAMILY RESIDENTIAL AND ZONING AMENDMENT FROM AGRICULTURE DISTRICT (A) TO RESIDENTIAL DISTRICT (R-1) FOR PURPOSES OF DEVELOPING 19 RESIDENTIAL HOUSELOTS, KAMALU ROAD, KAUAI, Nonou Mountain Estates c/o Clinton Shiraishi/County of Kauai Planning Dept.

KAUAI

CONSERVATION DISTRICT USE APPLICATION FOR ESTABLISHING A PRIVATE RECREATIONAL AREA AND A PUBLIC PARK IN KOLOA, KAUAI, The Housing Group Hawaii, Inc./Dept. of Land and Natural Resources

Application is for establishing a private recreational park and a public park on property designated as TMK:2-9-01:2 in Koloa, Kauai. An area of 9.97 acres is being set aside as a recreational park. About 2.7 acres will be subdivided and conveyed to the County of Kauai. A parking area and restroom facilities will be located in the designated county park. Maintenance is projected to be conducted by the Poipu Kai Maintenance crew. Improvements will be implemented as follows:

<u>Dates</u>	<u>Phase</u>	<u>Improvements</u>
1983	immediately	define safe parking area, clean up garbage and provide refuse cans
1984	I	concrete pathways, rip rap, enhanced maintenance program, basic irrigation, grass plantings
1986	II	additional irrigation, trees, shrubs, barbeque and picnic areas
1986-90	III	walkway lights, palm frond frameworks, park subdivision and conveyance to County, access road and utilities, restrooms, sewage lift station and connecting pipelines, surfaced parking, showers, and appropriate signage.

The applicant proposes to develop TMK:4-4-10:10 which contains approx. 20.66 acres into a residential subdivision consisting of 19 fee simple houselots. The subject property is situated on Kamalu Road approx. 600 ft. from its intersection with Olohena Road. The State Land Use Boundary classification of the property is Rural.

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.

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE EXPANSION AND UPGRADING OF THE WAIANAE WASTEWATER TREATMENT AND DISPOSAL SYSTEM, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

This EIS is a supplement to an EIS prepared in 1977. Two major changes were made to the proposed action since the 1977 EIS. These changes, which are assessed in this supplemental EIS, include --

- a. Provision of a 40-ft. odor control stack with a top elevation of 70 ft; and
- b. Discharging advance-primary effluent instead of secondary effluent through an extended outfall.

The existing Waianae Sewage Treatment Plant was constructed in 1965. Plans to ~~expand and upgrade this plant were first~~ discussed in a facility plan prepared in 1975. The concept to expand the capacity of the plant has not changed significantly since 1975 and has been incorporated in the Waianae Development Plan. The Development Plan has a public facilities map that shows the future areas to be seweraged; these are the areas that will be contributing the additional flows that necessitate the treatment plant expansion. The plans to upgrade the treatment plant have changed since 1975. The 1975 plan proposed secondary treatment. Congressional amendments to the Clean Water Act have subsequently allowed less-than-secondary treatment for ocean discharges. A secondary treatment waiver application was submitted to the Environmental Protection Agency (EPA) that documented the minimal impacts that would be caused by discharging advance-primary effluent. Although the EPA has yet to approve the waiver, the City and County of Honolulu is proceeding in anticipation of approval. To minimize the impacts, the outfall is being extended to discharge the effluent in about 100-ft. depth and 6,000 ft. off-shore. Construction of this extension will require the following permits: Conservation District Use Permit, DOT Shorewaters Construction Permit, and a permit from the Corps of Engineers. Construction of the upgraded treatment plant facilities will require the following permits: Shoreline Management Area Permit and Comprehensive Zoning Code (CZC) zoning waiver. The CZC waiver will especially evaluate the appropriateness of the proposed odor stack height.

Amendment to Draft Supplemental EIS:

The City and County is amending the proposed height of the odor control stack. The original plan, as written in the EIS, was a stack height of 40' (measured from ground level) with a top elevation of 70' (measured from sea level and inclusive of the site elevation). The amendment to this original plan involves raising the stack height by 30'. Consequently, the resulting height would be 70' with a top elevation of 100'.

This EIS is also available at the Waianae Library.

Deadline: May 23, 1983.

ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED PRINCEVILLE PHASE TWO DEVELOPMENT, HANALEI, KAUAI, Princeville Development Corporation/County of Kauai Planning Dept.

Previously published April 8, 1983.

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

Previously published April 8, 1983.

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

Deadline: May 9, 1983.

EIS'S SUBMITTED FOR ACCEPTANCE.
The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

LAHAINA WASTEWATER TREATMENT PLANT EXPANSION, FINAL ENVIRONMENTAL IMPACT STATEMENT, LAHAINA, MAUI, County of Maui Dept. of Public Works

Previously published March 23, 1983.

This EIS is also available for inspection at the Maui Community College Library, Kahului Library, Makawao Library, and Lahaina Library.

Status: Accepted by Governor Ariyoshi on April 5, 1983.

REVISED ENVIRONMENTAL IMPACT STATEMENT
HEEIA KEA SUBDIVISION, HEEIA, KOOLAUPOKO,
OAHU, TMK:4-6-06:1-3, 7-16, 22-51,

4-6-16:32, Hawaiian Electric Company,
Inc./City and County of Honolulu Dept. of
Land Utilization

Previously published April 8, 1983.

hours (7:45 a.m. - 4:00 p.m.) at the
following locations:

Department of Transportation
Highways Division
Planning Branch
600 Kapiolani Blvd., Room 301
Honolulu, Hawaii

Status: Accepted by the Dept. of
Land Utilization on April 5, 1983.

U.S. Department of Transportation
Federal Highway Administration
300 Ala Moana Blvd, Suite 4119
Honolulu, Hawaii 96850

REVISED ENVIRONMENTAL IMPACT STATEMENT
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

Previously published April 8, 1983.

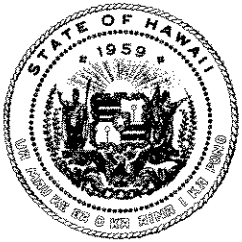
This EIS is also available at the Waikiki-
Kapahulu Library.

Status: Accepted by Governor Ariyoshi on
April 13, 1983, and by the Dept.
of Land Utilization, City and
County of Honolulu on April 15, 1983.

NOTICE

Notice is hereby given that the State
Department of Transportation has prepared
an assessment selecting the 26-ft. high
fixed bridge alternative for the second
bridge across the Kalihi Channel at Honolulu
Harbor. This alternative replaces the
Bascule Bridge alternative that was
selected in the Final Environmental
Impact Statement for Sand Island Access
Road Widening and Improvements, FAP 64,
Project No. 64A-01-79 dated February 11,
1982. In accordance with 23 CFR 771.129,
the State Department of Transportation has
assessed the changes in the proposed
action, the affected environment and the
anticipated impacts. Based on this
assessment, the Department of Transportation
has concluded that the 26-ft. high fixed
bridge will not significantly change the
environmental conditions identified with
the Bascule Bridge.

The assessment for this proposed design
change which includes responses to the
Coast Guard permit application is available
for public reference during normal working



EQ BULLETIN

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