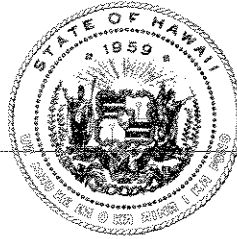


EQ BULLETIN



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

June 8, 1983

No. 11

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.

RENOVATION OF UPPER HAMAKUA DITCH AND CONSTRUCTION OF ACCESS ROADS, SOUTH KOHALA DISTRICT, HAWAII, Dept. of Land and Natural Resources, Division of Water and Land Development

The Department of Land and Natural Resources proposes to renovate portions of the Upper Hamakua Ditch and to construct access roads to facilitate emergency repairs and enable periodic maintenance which could forestall major failures of the system. The project is in the South Kohala District on the northeast slope of Kohala Mountain, near the Hamakua District boundary on lands identified by TMK: 6-3-01:4. The range in elevation included in the project area is from 3000 ft. to nearly 4000 ft. The project is in a conservation district, a forest reserve and a watershed. The Upper Hamakua Ditch (UHD) is in need of repair in many segments but for this project, several items have been targeted as having the most impact in maintaining the UHD as a functioning system. In the reach of the UHD just south of the head of

Alakahi Canyon, within a length of 3,500 ft., nearly 500 ft. of concrete lining has been torn loose and must be replaced as soon as possible. Redesign of some sections, and complete reconstruction in others may be appropriate. At the head of Waimea Canyon, a wooden flume spanning nearly ninety ft. and supported by a wooden trestle, is in danger of collapse in certain sections. In three different segments, access roads would facilitate repair and maintenance of the UHD: (a) just west of the head of Alakahi Canyon, 1500 ft. from the end of the existing road to Alakahi Stream; (b) just south of the same canyon, 2000 ft. leading to and along the most severely damaged ditch sections previously mentioned; and (c) south of Waimea canyon, 1,700 ft. from the intake of the 60 mg reservoir to the wooden flume noted above. The UHD is the sole collection and conveyance facility for the Waimea Irrigation System (WIS). The WIS provides irrigation water to the farmers of Lalamilo and Puukapu, including those on Hawaiian Home Lands.

Contact: Mr. Robert T. Chuck
Manager-Chief Engineer
Division of Water and
Land Development
Department of Land and
Natural Resources
P.O. Box 373
Honolulu, Hawaii 96809

Deadline: July 8, 1983.

KAUAI BELT ROAD, HANAIEI BRIDGE AND APPROACHES, PROJECT NO. BRF-056-1(20), HANAIEI DISTRICT, KAUAI, State Dept. of Transportation, Highways Division

Previously published May 23, 1983.

Contact: Department of Transportation
Planning Branch
600 Kapiolani Blvd., Room 301
Honolulu, Hawaii 96813

Deadline: June 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.

OAHU

SPECIAL MANAGEMENT AREA USE PERMIT TO EXPAND AN EXISTING FIRE PROTECTION SYSTEM AT THE WAIU POWER PLANT AT PEARL CITY, OAHU, Hawaiian Electric Co., Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to expand the existing fire protection system at the HECO Waiu Power Plant, Pearl City, makai of Kamehameha Hwy. (TMK: 9-8-04:3; 9-8-03:10). The existing fire protection system is located in the central area of the plant facility, and covers the electricity generating equipment. The proposed

expansion of the system will extend the fire fighting capability to encompass the fuel oil tanks on the Ewa side, and the storage maintenance sheds on the Diamond Head side.

AFTER-THE-FACT ZONING VARIANCE TO ALLOW AN APARTMENT BUILDING TO OPERATE WITH LESS THAN THE REQUIRED PARKING WITHIN THE WAIKIKI SPECIAL DESIGN DISTRICT, WAIKIKI, OAHU, Association of Apartment Owners of Pacific International Hotel/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting an after-the-fact variance from the City and County of Honolulu's Comprehensive Zoning Code (CZC) parking requirements to allow an apartment building to operate with less than the required parking. The subject building is located at 2509 Ala Moana Blvd. (TMK: 2-6-25:40), in Waikiki, Oahu. It was initially developed as an approved 10-story hotel conforming with the CZC requirements and the H-2 Hotel zoning. The Waikiki Special Design District ordinance changed the zoning to Apartment Precinct. The hotel was subsequently converted to an apartment building and now contains 71 dwelling units. The apartment building has 14 parking spaces for the 71 dwelling units. This is less than the 71 parking spaces required pursuant to CZC Section 21-6.6(e) Off-Street Parking Regulations. The apartment use of the building conforms with the present zoning and is consistent with the surrounding land uses. Accordingly, the social and economic characteristics associated with the apartment use are consistent with the social and economic characteristics of the surrounding area.

AMENDMENT TO NEGATIVE DECLARATION FOR ALLOWING COMMERCIAL ACTIVITIES AT VARIOUS PUBLIC BEACH PARKS AND RIGHTS-OF-WAYS, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The negative declaration for the above action was published in the April 8, 1983 EQC Bulletin . The Department of Parks and Recreation proposes to add 12 beach parks to the previous list of 46 City parks and 45 beach right-of-ways whose use by commercial enterprises is to be regulated. The 12 parks, which are located within State Conservation Districts, are as follows:

- Diamond Head Beach Park
- Hanauma Bay Beach Park
- Kaaawa Beach Park
- Kahana Bay Beach Park
- Kailua Beach Park
- Kalae-Oio Beach Park
- Kaupo Beach Park
- Keaau Beach Park
- Koko Head Sandy Beach Park
- Makapuu Beach Park
- Mokuleia Beach Park
- Waimea Bay Beach Park

Only scuba diving, snorkeling and filming activities shall be allowed by permit, except for Kailua Beach Park where windsurfing shall also be allowed. The proposed rules governing commercial scuba and snorkeling activities within the above named 12 parks are also included as part of the amendment. The environmental impacts which were previously addressed will not be altered.

ZONING VARIANCE FOR PARCEL 262 OF TMK: 4-1-09 TO PERMIT GRAZING AND PASTURING OF LIVESTOCK, WAIMANALO, OAHU, Dept. of Land and Natural Resources

A zoning variance is proposed for Parcel 262 of TMK: 4-1-09 to permit the grazing and pasturing of livestock. Parcel 262 has been designated Urban District by the State Land Use Commission and Residential R-6 by the City and County of Honolulu. It consists of approx. 28 acres. At present, the proposed Waimanalo Flood Control Project has not been initiated. Since Parcel 262 is 3-4 ft. lower than the surrounding

properties and is bordered by a stream at its lowest end, it is extremely susceptible to flooding even during moderate rains. Furthermore, the parcel is served by a 3/4 inch water line which is shared by three other users. These two items alone render the parcel useless except for the grazing and pasturing of livestock, swine excluded.

PEARL CITY HIGH SCHOOL ATHLETIC FIELD LIGHTS, PEARL CITY, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project consists of the design and construction of a lighting system for the Pearl City High School athletic field. The light poles will be about 80-100 ft. high. The exact height and number of poles will be determined during the design phase of the project. The estimated cost of design and construction is \$437,000. The project will provide the school with a well-lit facility to better meet the needs of the school's athletic program and the community.

CONSERVATION DISTRICT USE APPLICATION FOR PUBLIC PARK DEVELOPMENT AND WATER TRANSMISSION SYSTEM EASEMENTS AND IMPROVEMENTS AT WAIMALU, OAHU, Oceanview Ventures/Dept. of Land and Natural Resources

The applicant proposes to develop a public park as a condition to approval of the Royal Summit residential subdivision development in compliance with Park Dedication Ordinance No. 4621 and the City Grading Ordinance No. 3968, as amended; and provide water service for domestic uses and fire protection for the Royal Summit, Phases II and III, residential subdivision development in compliance with Board of Water Supply standards. The project site is identified as TMK: 9-8-02:09. The proposed 4.1 acres public park site will consist of approx. 3.5 acres of urban district lands and approx. 0.6 acres of

Conservation District lands. Upon completion of operations, the graded area will be grassed, an irrigation system installed, and maintenance of the grassing will continue until 90 percent coverage of the area has taken place. The proposed public park site will be dedicated to the City and County of Honolulu who will then maintain the area within the Conservation District. The proposed water system improvements within the Conservation District will involve some 0.7 acre. The improvements and easement for the proposed 12-inch water pipe system, asphaltic concrete paved maintenance road and 36-inch reinforced concrete pipe drainage system will be dedicated to the Board of Water Supply, who will maintain the improvements and control usage of the maintenance road within the Conservation District. The proposed work also consists of extension of an existing City and County of Honolulu 42-inch reinforced concrete pipe storm drainage system for approx. 48 linear ft. and construction of a grouted rip-rap headwall and 20' X 20' apron in order to allow the storm runoff to discharge beyond the location of the water main and maintenance road improvement in compliance with the Department of Public Works, City and County of Honolulu standards. The improvements and easement for the proposed extension of the 42-inch reinforced concrete pipe storm drainage system and grouted rip-rap outlet will be dedicated to the City and County who will maintain the improvements within the Conservation District. Upon completion of the water transmission system improvements, all exposed areas will be grassed, and maintenance of the grassing will continue until 90 percent coverage of the area has taken place. A chain gate with 4-inch diameter galvanized iron pipe posts will be installed across the maintenance road to limit use of the road to the Board of Water Supply.

CONSERVATION DISTRICT USE APPLICATION
FOR SUBDIVISION AND CONSOLIDATION USE
AT KOOLAUPOKO, KANEHOE, OAHU,
Alfred O. Campos/Dept. of Land and
Natural Resources

The owner of TMK: 4-5-32:01 has agreed to subdivide out a portion (approx. 8,257 sq. ft.) of parcel 1 adjacent to the applicant's property, TMK: 4-5-64:31 at 45-113 Awele Place. The applicant proposes to consolidate the subdivided parcel with his parcel 31. The sole purpose of this subdivision and consolidation is to preserve the applicant's view of Kaneohe Bay. No structures will be built on the portion of parcel 1 to be subdivided out.

KAUAI

CONSERVATION DISTRICT USE APPLICATION
AMENDMENT FOR A REPEATER STATION USE
AT MT. KAHILI, KALAHEO, KAUAI, County
of Kauai/Dept. of Land and Natural
Resources

This is an amendment to Conservation District Use Application KA-71/10/81-235 for a repeater station at Mt. Kahili, Kalaheo, Kauai on state-owned property designated as TMK: 2-4-09:3. The original application was accepted on October 18, 1971. The repeater station is located within the Lihue-Koloa Forest Reserve near the summit area of Mt. Kahili, at about the 3000 ft. contour. The original application proposed the construction of an equipment storage building and a 30 ft. tall utility pole with two antennas mounted on it. The total height of the pole and antennas was to be 41 ft. The communications relay station presently at the site has become inadequate in serving the communications needs of Kauai. An upgraded facility is necessary to bring the service in line with current demand. Therefore, an amendment of the Conservation District Use

Application is being requested to allow the dismantling of the existing antennas and the erection of a new 90-ft. wooden tripod to accommodate all antennas.

HAWAII

SUBDIVISION OF ABANDONED RAILROAD RIGHT-OF-WAY (TMK: 5-5-08:9), KAAUHUUHOMESTEADS, NORTH KOHALA, HAWAII, Dept. of Land and Natural Resources

Pursuant to applicable statutes and consistent with long-standing procedures, a two-lot subdivision of the abandoned railroad right-of-way is proposed to facilitate disposition in fee simple to two owners of abutting properties. Two other property-owners declined to purchase portions of the remnant abutting their properties. As a condition of sale, each lot must be consolidated with the property abutting it and utilized in accordance with applicable zoning requirements of the County of Hawaii. The site in question is a segment of an old railroad right-of-way running across the Kaauhuhu Homesteads in North Kohala, Hawaii, situated approx. 1-1/4 miles makai (north) of the main Government Hwy. and is accessible by way of Hoesa Road. The intersection of Hoesa Road and the main highway is about 0.90 mile west of Kohala High and Elementary School. The site, containing 1.26 acres of pasture land, is currently zoned by the County of Hawaii for agriculture uses with minimum lot sizes of twenty acres.

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.

WAIMANALO WASTEWATER FACILITIES ENVIRONMENTAL IMPACT STATEMENT (TMK: 4-1), WAIMANALO, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works

The Waimanalo community is currently served by the Waimanalo Sewage Treatment Plant (STP) and individual on-site treatment facilities (e.g., cesspools). The Waimanalo STP services approx. one-third of the Waimanalo community. A major problem at the plant is the limited capacity of the injection well system used to dispose of treated plant effluent. Cesspools are used by the remaining two-thirds of the Waimanalo population. Over the years, a high number of cesspool failures has been documented. Therefore, the overall objectives of the proposed Waimanalo wastewater facilities are:

- *to eliminate public health problems associated with the Waimanalo STP and individual on-site treatment facilities;
- *to improve existing plant operations in a cost-effective and environmentally compatible manner; and
- *to fulfill the wastewater facility requirements of Waimanalo through the year 2005.

The proposed Waimanalo wastewater facilities will include:

1. Waimanalo Sewage System
 - a. Sewer System
 - *Makapuu Interceptor Sewer Sections 1 and 2
 - *Bell Street Sewage Lift Station and Force Main

- *Unsewered Subareas 1 to 6 (648 housing units)
- *Existing DHHL Dry-Sewered Area (276 housing units)
- *Future DHHL Development (367 housing units)
- b. Treatment System
 - *Replacement of existing equipment with ten or less years of remaining life
 - *Septage receiving tank
 - *Air-lift return sludge pumps
 - *Sand filter
 - *Equalization basin
 - *Flotation thickener
 - *Backwash tank conversion
- c. Effluent Disposal
 - *New injection wells
 - *Irrigation reuse (dependent upon implementation of Waimanalo Watershed Plan and Waimanalo Agricultural Park)
- d. Sludge Disposal
 - *Composting (dependent upon market feasibility study)
 - *Land disposal
- 2. On-site Treatment Facilities
 - a. Cesspools (agricultural areas of Waimanalo)
 - b. Aerobic Units (Makai Range Pier and Sea Life Park)

This EIS is also available for inspection at the Waimanalo Community-School Library.

Deadline: July 8, 1983.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE WAIHOLE VALLEY AGRICULTURAL PARK AND RESIDENTIAL LOTS SUBDIVISION, KOOLAUPOKO DISTRICT, OAHU, Hawaii Housing Authority

The proposed project involves the development of an agricultural park in Waiahole Valley on property acquired by the Hawaii Housing Authority from Elizabeth Loy McCandless Marks by quit claim deed on November 30, 1977. Other State land will also be required for roadways. The project boundaries are defined generally by Kamehameha

Highway (makai), Waiahole-Waikane boundary (north), the forest reserve boundary (mauka), and Waiahole Homestead Road (south). Pockets of privately-owned parcels within the project boundaries are excluded from the proposed development plans. In total, the project area comprises about 590 acres, which is about 24 percent of the entire Waiahole Valley drainage basin. The proposed action will primarily entail subdividing, leasing and providing infrastructure improvements. The proposed actions include the following:

- a. Subdivision
 - *Agricultural lots - 47 lots (373.9 acres); 35 lots are encumbered by existing tenancies and 12 are new additional lots.
 - *Residential lots - 83 lots (37.4 acres); 47 lots are encumbered by existing tenancies and 36 are new additional lots.
 - *Open space - 5 lots (164.7 acres)
- b. Long-term agricultural and residential leases with preference to residents of record in Waiahole Valley as of March 1977. Agricultural leases include provisions for mandatory agricultural use of land.
- c. Physical improvements
 - *Roads - widening, paving, realignment, new roadways, bridge replacement, curb, limited sidewalk and sidewalk.
 - *Drainage - roadside ditches.
 - *Water - separate domestic and agricultural systems that utilize the present dike water source from Waiahole Ditch and surface water from Waiahole Stream. Water supply will be increased by 1.1 mgd over the present supply through pending termination of a lease between Amfac and the State.
 - *Wastewater - cesspools.
 - *Electrical and communications - overhead electrical and telephone lines to serve all lessees; street lights.

Total estimated cost for the acquisition and development of Waiahole Valley is \$16,000,000.

Construction is scheduled to start in early 1984, with completion of improvements in late 1986.

Deadline: July 8, 1983.

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

The Aloha Tower site is located at Piers 8 through 11 on Honolulu Harbor and is bordered by Nimitz Hwy. on its northeastern edge. It is separated from the central business district (CBD) of Honolulu by Nimitz Hwy. It consists of approx. 13 acres, and includes the famous landmark, Aloha Tower, as well as Irwin Memorial Park. The Aloha Tower complex (TMK: 2-1-1: various parcels) is on land which is designated Urban, and zoned B-2 with Hawaii Capital District height and setback controls. The site is not included in the Special Management Area. It is designated for Public Facility/Roadway in the current Development Plan for the downtown area. Although maritime activities are still an important use of the site, interest in the redevelopment of the Aloha Tower area has increased in recent years. As a result, the Aloha Tower Plaza Development Plan has been prepared. It should be emphasized that the project is conceptual; it has not yet been designed. The plan sets 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 architect. The public improvements will be designed by firms selected by and under contract to the Aloha Tower Development Corporation (ATDC). The Aloha Tower Plaza project will integrate cruise ship arrival and departure facilities with hotel, office, retail and restaurant use. These proposed uses will define and reinforce a 1.6 acre open space (plaza) planned as the focus for the project. A key component of the

private development program will be a 400-500 room executive hotel located on a 3.4 acre "L-shaped" parcel just Diamond Head of the Aloha Tower. An office building of approx. 100,000-150,000 sq. ft. gross leasable floor area is programmed for a 1.4 acre rectangular parcel, located 60 ft. across the Fort Street Mall extension from the hotel site. The private developer will also be required to construct a subsurface parking garage, containing a maximum of 550 spaces, below present pier grade. The Aloha Tower Plaza development will continue to function as a working waterfront, serving approx. 65 cruise ship calls per year. Planning for the area also anticipates the eventual resumption of rapid inter-island service such as the hydrofoils that were recently operated by SeaFlite. The Aloha Tower enabling legislation requires that the development plan incorporate the maritime needs of the Department of Transportation (DOT). A new feature, unique in Honolulu, will be the integration of new passenger terminals as mixed uses in the hotel and office structures. The private developer will be required to construct these facilities to DOT specifications. The DOT Harbors Division will continue to occupy the 26,900-sq. ft. Hale Awa Ku Moku (Maston) Building for their executive and administrative offices. Piers 5/6 area will be expanded for DOT employee parking. The 12,500 sq. ft. gallery fronting Pier 11 will be maintained and continue to operate as an integral part of the cruise ship terminal. An 8,500 sq. ft. backup terminal is planned for Pier 9. A third maritime facility will be provided along the length of Pier 8. The Aloha Tower Plaza will be a co-development project between the State sponsored ATDC and a private developer. The ATDC will provide pedestrian facilities and open space to encourage public use of the facilities. In addition, the Corporation will improve vehicular access to the site, renovate Aloha

Tower, and provide other improvements that will encourage private sector involvement in the redevelopment project. Open space will be established around a free-standing Aloha Tower to be come a new 1.6-acre plaza/waterfront park. Fronting on the plaza and leading to it will be outdoor cafes, shops, and food places. The plaza will also provide a location for public-oriented recreation, both active and passive, including outdoor performances. The second-level podium structure and pier sheds which now surround the base of Aloha Tower will be removed. The total "Tower" structure will then be entirely visible from both the Harbor and the Fort Street Mall. A new 60-ft. wide extension of the Fort Street Mall will be developed from Nimitz Hwy. to the Aloha Tower. This pedestrian mall will incorporate the existing intersection and access road (Fort Street) into the Aloha Tower complex. A new Fort Street intersection will be built south of its present location. The ATDC also plans to remove the 115 public parking spaces from Irwin Memorial Park and restore the site as a public open space when the project is operational. Highway modifications, circulation improvements and site utilities are also included in the plan.

Deadline: July 8, 1983.

WAINIHA HYDROELECTRIC PROJECT
ENVIRONMENTAL IMPACT STATEMENT,
WAINIHA VALLEY, KAUAI, TMK: 5-8-01:1,
5-8-02:2, McBryde Sugar Co.,
Ltd./Dept. of Land and Natural
Resources

Previously published May 23, 1983.

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

Deadline: June 22, 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.

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

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. Most of the housing is used for vacation rentals, although Phase One does have a full time resident population estimated at 750, plus an unknown number of part-time residents. 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 (although some of the commercial might go in Phase Two); and 700 hotel units distributed over two sites. It

is anticipated that recreational demand generated by these hotels will require construction of another 18-hole 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 Haena to Lihue. Access to the ocean side of the site is provided by the County's Anini Road. The TMKs 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. The total land area in Phase Two, therefore, is 1,185 acres, of which approx. 421 acres would be developed for resort, residential, 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 a second Princeville golf course. Phase Two lands are currently under short-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% 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 Kapaa and Koloa Community-School Libraries.

Status: Currently being processed by County of Kauai Planning Department.

REVISED ENVIRONMENTAL IMPACT STATEMENT
FOR HONOKOKUA WELL "B," LAHAINA
DISTRICT, MAUI, HAWAII, County of Maui
Dept. of Water Supply

Previously published May 8, 1983.

This EIS is also available for inspection at the Maui Community College Library.

Status: Currently being processed by the Office of the Mayor, Maui County accepted by Governor Ariyoshi on May 25, 1983.

- 7. Legislative Report
 - a. S.B. 1279, S.D. 2, H.D. 2, C.D. 2 (Bill consolidating the Council and the Commission)
 - b. S.B. 903, S.D. 1, H.D. 2, C.D. 1 (Geothermal Sub-zones)

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED IOLANI SCHOOL PROPERTIES PROJECT, KAMOOALII, KOOLAUPOKO, KANEOHE, OAHU, Iolani School/State Land Use Commission

- 8. Other Business
- 9. Announcements
- 10. Adjournment

Previously published May 8, 1983.

Status: Not accepted by Land Use Commission at May 18, 1983 meeting.

EFFECTIVE IMMEDIATELY:

OEQC Library hours: 7:45 a.m. - 4:00 p.m., Monday - Friday (excluding holidays). ALL reference material borrowed from this library will be on a 30-day loan period, limited to ONE RENEWAL ONLY.

NOTICES

If borrowed material is not returned when DUE, is DAMAGED, or LOST, there will be a REPLACEMENT CHARGE OF 25¢ PER PAGE.

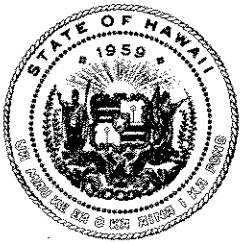
MEETING OF THE STATE ENVIRONMENTAL QUALITY COMMISSION

Mahalo for your cooperation.

Date: June 20, 1983, Monday
 Time: 4:00 p.m.
 Place: State Capitol, Room 409
 (Conference Room 1)

AGENDA

- 1. Call to Order
- 2. Approval of Minutes
 - a. April 11, 1983
 - b. May 16, 1983
- 3. Seawall Construction
 - a. Exempt Action
 - b. Emergency Action
- 4. Iolani School Properties Project
 - a. Follow-up
 - b. Procedure if not accepted
- 5. Kuhio Avenue Widening Response from Mayor
- 6. EQC Rules and Regulations
 - a. Final Review
 - b. Public Hearing Schedule



EQ BULLETIN

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