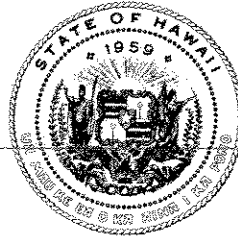


# EQ BULLETIN



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

August 23, 1983

No. 16

### 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.

#### CRYSTAL PROMENADE, MOILIILI, OAHU, BAL Corporation and Hawaii Housing Authority

BAL Corporation proposes to construct a 452-unit condominium project in the Moiliili area of Honolulu. The project site (TMK: 2-7-15:1) consists of 38,570 sq. ft. and is bounded by Kapiolani Blvd. on the south and Kamoku St. on the west. The structure will be at a building height of 350 ft. and will consist of 44 stories. Of the 452 units, 48 will be elderly-rental units. These 48 units will be owned by the Hawaii Housing Authority (HHA) and will be rented to the elderly at below-market rents. Parking will be provided in a 6-story structure attached to the main structure. A total of 467 stalls, including 191 compact stalls, will be constructed. The development and infrastructure will be constructed at the expense of BAL Corporation and HHA. HHA will provide \$5.6 million in government money.

Contact: Mr. F.J. Rodriguez  
Environmental Communications,  
Inc.  
P.O. Box 536  
Honolulu, Hawaii 96809

Deadline: September 22, 1983.

#### KAHUKU AGRICULTURAL PARK, KAHUKU, OAHU, State Dept. of Agriculture

Previously published August 8, 1983.

Contact: Mr. Gary Okamoto, Project Manager  
Wilson Okamoto & Associates, Inc.  
1150 South King Street, Suite 800  
Honolulu, Hawaii 96814

Written requests should be sent to the above with a copy to:

Planning & Development Office  
State Department of Agriculture  
P.O. Box 22159  
Honolulu, Hawaii 96822

Deadline: September 7, 1983.

#### GENERAL PLAN AMENDMENT FROM A LOW DENSITY URBAN DEVELOPMENT TO A MEDIUM DENSITY URBAN DEVELOPMENT DESIGNATION, HONOKAA, HAWAII, Ernest S. Texeira/County of Hawaii Planning Commission and Planning Dept.

Previously published August 8, 1983.

Contact: Lester Ishado  
Kushi & Kushi, Attorneys at Law  
140-A Haili Street  
Hilo, Hawaii 96720

Deadline: September 7, 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.

KAUAI

WILCOX ELEMENTARY SCHOOL CLASSROOM BUILDING, LIHUE, KAUAI, Dept. of Accounting and General Services for Dept. of Education

The project consists of the design and construction of a four classroom building at Wilcox Elementary School in Lihue, Kauai. The building will be a one-story structure with four classrooms and toilets. The estimated cost of design and construction is \$701,000. The project will be constructed within the existing school campus. The project will provide the school with a needed facility to implement its program in accordance with the Educational Specifications. The classrooms are needed to accommodate projected student enrollment growth from residential developments in the Lihue area.

OAHU

AIRCRAFT GROUND SUPPORT EQUIPMENT MAINTENANCE SHELTER AND UNDERGROUND FUEL STORAGE AT HONOLULU INTERNATIONAL AIRPORT, OAHU, General Aviation Services, Fed./State Dept. of Transportation, Airports Division

General Aviation Services, Ltd., is proposing the construction of a light maintenance and storage facility to service business jet aircraft arriving and departing the Honolulu International Airport, State of Hawaii. The proposed project site is identified as Lot #9104, TMK: 1-1-72, Parcel 7 and lies within the existing civil airport boundary. The purpose of the proposed facility is to maintain support equipment and to service private airplanes which use the Honolulu Airport as a refueling stop in the Mid Pacific Traffic Lanes. The proposed facility will be approx. 100-ft. long, 50-ft. wide, and 27-ft. from the finished floor to the eave line. The effective floor area will be about 5000 sq. ft., and the structure will be steel fabricated, with stran steel wall panels, mainland rolled. Two underground fuel tank systems will be installed in accordance with local codes and National Fire Protection Association code #30. The sole purpose of the proposed facility is to enhance an operation that is ongoing at the airport at the present time in the same location.

PEARL CITY REGIONAL LIBRARY EXPANSION, PEARL CITY, OAHU, Dept. of Accounting and General Services for Dept. of Education

The project consists of the design and construction of a 6,000 sq. ft. expansion of the main reading area of the Pearl City Regional Library. The estimated cost of design and construction is \$898,000. The project will be constructed within the existing library site. The project will provide the library with much-needed shelving space to give library patrons a greater selection of research, academic, and recreational reading materials. It will also improve the library's capacity to serve as a back-up collection depository for the West Oahu Library District libraries. The project site presently consists of common grasses and weeds. A shower tree about 25 ft. high must be removed to make way for the expansion. No endangered species of flora and fauna are known to exist in the project site.

WAIPAHU INTERMEDIATE SCHOOL CLASSROOM BUILDING, WAIPAHU, OAHU, Dept. of Accounting and General Services for Dept. of Education

The project consists of the design and construction of an eleven classroom building at Waipahu Intermediate School in Waipahu. The building will be a two-story structure consisting of nine regular classrooms, one art and craft, one typing, teachers' workroom and toilets. The estimated cost of design and construction is \$2,025,000. The project will be constructed within the existing school campus. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications. The project site is located in the Special Management Area where a Certificate of Appropriateness will have to be obtained for the project in the design phase.

LEIHOKU ELEMENTARY SCHOOL CLASSROOM BUILDING, WAIANAЕ, OAHU, Dept. of Accounting and General Services for Dept. of Education

The project consists of the design and construction of an eight-classroom building at Leihoku Elementary School in Waianae. The building will be a 2-story structure with four classrooms and toilets on each floor. The estimated cost of design and construction is \$1,702,000. The project will be constructed within the existing school campus. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

IOLANI PALACE GROUNDS LANDSCAPE PLAN, HONOLULU, OAHU, Dept. of Land and Natural Resources

The objective of the Iolani Palace Grounds Preliminary Development Plan is to restore, to the maximum degree possible and practicable, the grounds, plantings, pathways, lighting, etc. to

reflect the Monarchy period, 1882-1893. To accomplish this, the Landscape Plan and Preliminary Phasing Program has been developed for the redevelopment of the Palace grounds that, when completed, will provide for an environment which is both historically relevant and is an aesthetic and practical enhancement to the restored Iolani Palace. The project site is that area adjacent to Iolani Palace and extending to and including the perimeter fencing on each side of the Palace grounds within the boundaries formed by the Richards St., King St., Likelike St., and Hotel St. quadrant (TMK: 2-1-25:2, 10.644 acres). The project plans include the removal of trees, shrubs and palms along that portion of the grounds bordering Richards St. that inhibit the view, have no historic or aesthetic significance, and/or are out of design context. A red hibiscus hedge will be introduced along the Richards St. fence line. The other significant environmental characteristic of the plan is the removal of all existing concrete walkways and asphalt roadways and parking areas. The characteristics of the remainder of the plan involve the introduction of flowers, hedges and a Parterre garden.

ZONING VARIANCE TO OPERATE THE HISTORIC JOHN GUILD HOUSE IN MANOA AS A "BED AND BREAKFAST INN", HONOLULU, OAHU, Ralston Development Corporation/City and County of Honolulu Dept. of Land Utilization

The applicant is proposing to operate the historic John Guild House in Manoa as a "bed-and-breakfast inn" by renting 7 lodging units on a short-term basis (a few days to one week). However, a variance from the Comprehensive Zoning Code (CZC) is required to allow the proposed use in the R-6 zoning district. The house is listed on both the State and National Registers of Historic Places. This lodging facility will consist of 7 lodging units (no kitchen facilities) for rent and one dwelling unit for the resident manager. These units will be comprised of existing bedrooms within the

21-room house. No structural alterations are required. The project site is located at 2001 Vancouver Drive (TMK: 2-8-16:28), Manoa, Oahu. The 20,578 sq. ft. parcel is situated on the makai-Diamond Head corner of Vancouver Drive and Hunnewell St., approx. 0.1 mile ewa of the University of Hawaii.

ZONING VARIANCE TO ALLOW COMMERCIAL USES WITHIN THE FAIRWAY VILLA CONDOMINIUM LOCATED IN THE APARTMENT PRECINCT OF THE WAIKIKI SPECIAL DESIGN DISTRICT, WAIKIKI, OAHU, Theodore H. Smyth, Trustee/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting a variance from the Comprehensive Zoning Code (CZC) to allow commercial uses at the Fairway Villa Condominium, 2345 Ala Wai Blvd. (TMK: 2-6-21:21). The proposal calls for establishing a leasable commercial space within the ground floor lobby in the mauka-Diamond Head (Ala Wai Blvd. and Walina St.) corner of the Fairway Villa, 28-story, 363-unit apartment condominium. The zoning variance would allow the subject space to be operated as a principal commercial use with direct street access and display of signs. Proposed uses include real estate and travel offices or a convenience retail operation.

MAUI

MAUNAOLU WATER SYSTEM, MAKAWAO, MAUI, County of Maui Dept. of Water Supply

The Department of Water Supply, County of Maui, in conjunction with Hawaiian Commercial and Sugar Company and certain private parties along Baldwin Avenue between the Maunaolu College site and Makawao Union Church proposes to construct a waterline to provide a water system which would comply with the forms of the National Safe Drinking Water Act. The participating parties have formed a joint venture to design and construct the new public water system to replace a

private water system which is being operated by Hawaiian Commercial and Sugar Company. The parties to the joint venture contributing to the improvements in various amounts are the County of Maui which owns and controls properties located at Maunaolu College and Rainbow Park, Makawao Union Church, Fred Baldwin Memorial Foundation, Marguerite F. Bush Trust, Enomoto/McNicoll, Mr. and Mrs. Stephen G. George, Mr. and Mrs. George E. Goss, Mr. and Mrs. Robert A. Souza, Hawaiian Commercial and Sugar Company and East Maui Irrigation Company, Ltd. The proposed system will consist of a control tank and a series of 6", 4" and 1-1/2" waterlines along with its valves, fittings and appurtenances and fire protection devices along portions of the route. The new line will be connected to the Makawao water system waterline to Haliimaile. Plans for that system to comply with the terms of the National Safe Drinking Water Act are in the preliminary stages.

MAKAWAO INTERMEDIATE SCHOOL SECOND INCREMENT, MAKAWAO, MAUI, Dept. of Accounting and General Services for Dept. of Education

The project consists of the design and construction of three one-story classroom buildings containing regular, typing and science classrooms and toilets at Makawao Intermediate School. The proposed buildings will be part of the second increment of the Makawao Intermediate School complex located in the Pau Hana Estates Subdivision Increment III. The estimated cost of design and construction is \$2,589,000. The project will be constructed within the existing school campus. The project will provide the school with needed facilities to implement its program in accordance with the Educational Specifications.

MAKAWAO INTERMEDIATE SCHOOL P.E. LOCKER/SHOWER BUILDING, MAKAWAO, MAUI,  
Dept. of Accounting and General Services  
for Dept. of Education

The project consists of the design and construction of a P.E. Locker/Shower Building at Makawao Intermediate School. The proposed building will be part of the Makawao Intermediate School complex which is located in the proposed Pau Hana Estates Subdivision Increment III. The estimated cost of construction is \$1,080,000. The project will be constructed within the existing school campus. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

MOLOKAI

MOLOKAI VOCATIONAL REHABILITATION FACILITY, KAUNAKAKAI, MOLOKAI, County of Maui Dept. of Human Concerns

The Molokai Rehabilitation Facility is part of the Maui Rehabilitation Center. Molokai Rehabilitation Facility is the only vocational rehabilitation facility on Molokai providing work training, social rehabilitation services and employment for the handicapped referred to as the "clients". The existing facility is housed in two old wooden frame structures located on County land in Kaunakakai, Molokai. The existing structures will not meet the projected physical facility needs of the clients. Also, the existing facility is located on lands planned for other uses, requiring relocation of the facility. The project will be located on TMK: 5-3-09: portion 17, approx. 0.1 mile from Kaunakakai (adjacent to Molokai General Hospital). The entire parcel consists of approx. 11.194 acres and is owned by Molokai General Hospital. A subdivision of this land into two lots is being processed (Land Court Application 632). The subdivision will consist of the subdivision of Lot 431-B into lots 431-B-1 (1.196 acres -- the project site)

and 431-B-2 (9.998 acres -- Molokai General Hospital). The landowner (Molokai General Hospital) will lease the parcel to the State of Hawaii (DSSH). The State, in return, will lease to Maui Rehabilitation Center. The proposed facility will be a one-story building to be constructed in two phases. Phase 1 construction will consist of the shop, toilet facility, office, laundry and a graveled car wash area. Phase 2 construction will commence as funds become available. The Phase 2 construction includes, a wood shop, kitchen, offices, conference room, reception area treatment rooms, dining room and staff lounge.

HAWAII

LAVA DIVERSION BARRIER ON THE NORTH SLOPE OF MAUNA LOA, HAWAII, Mauna Loa Observatory, National Oceanic and Atmospheric Administration/Dept. of Land and Natural Resources

The applicant proposes to construct a lava diversion barrier on the north slope of Mauna Loa on property identified as TMK: 4-4-16:1. The Mauna Loa Observatory is located at an elevation of 11,200 ft. on the north slope of Mauna Loa. Due to a recent increase in the rate of seismic activities beneath Mauna Loa, it is predicted that an eruption may occur in the near future. A lava diversion barrier is proposed as a step to protect the Observatory. The proposed barrier consists of two linear segments, joined together in a "Y" shape. One leg will be approx. 1,800 ft. long, the other 700 ft. long. The barrier will be constructed of loose a'a scraped from the adjoining area, piled in rows 12-15 ft. high and approx. 50 ft. wide at their bases. The source area for the barrier material will be from 50 to 200 ft. in width. A'a will be scraped from the area to an average depth of 2-3 ft. to provide the required construction material.

STATE LAND USE DISTRICT BOUNDARY  
AMENDMENT, KAPUA, SOUTH KONA, HAWAII,  
arms of Kapua/State Land Use Commission

The applicant is requesting an amendment to the Conservation Land Use District Boundary to reclassify approx. 6,102 acres, TMK: 8-9-06: por. 3 at Kapua, South Kona, into the Agricultural Land Use District. Farms of Kapua, proposes a multi-agricultural use of the project site, including: a macadamia nut farm, pasture and corrals for cattle and aquaculture facilities. Farms of Kapua proposes to cultivate macadamia on approx. 1,710 acres of land, on the mauka portion of the parcel. A system of unpaved service roads to facilitate the cultivation and harvesting of the crops is also being proposed. The proposed aquaculture farms planned in 200 acre modules will be located a minimum of 100 ft. mauka of the shoreline. Five modules will occupy an area of approx. 1500 acres below the 150' elevation. The aquaculture facilities will consist of a series of ponds and raceways, and common support facilities, such as a hatchery and laboratories. A central water pumping facility to pump salt water from the ground into a reservoir and into the various ponds and raceways is proposed. Farms of Kapua also proposes to develop several wells within the macadamia orchard between the 800- to 1,000 ft. elevation. The area between the aquaculture facility and the macadamia nut farm will be planted in a combination of giant koa haole (leucaena) and guinea grass. This portion of the property will be used as a controlled pasturage area for cattle. The cattle will be corraled and shipped for finishing in feed lots elsewhere. Farms of Kapua plans to use manure from the cattle to supply some of the necessary nutrients to cultivate the marine shrimp, the brine shrimp and the spirulina in the aquaculture facility. A 200 acre portion of the pasture will be utilized for the intensive cultivation of koa haole. Farms of Kapua will plant, irrigate and harvest leucaena and use it for green chop feed for the cattle. Farms of Kapua will reserve another area for the research and development of other

possible crops such as aloe vera and crownflower. Farms of Kapua also proposes to construct a roadway system, potable and irrigation water systems and agricultural improvements such as equipment storage sheds. Approx. 425 acres of the northern coastal portion of the property will be left in conservation due to the concentration of archaeological sites located in this area.

KONAWAENA HIGH AND ELEMENTARY SCHOOL  
CLASSROOM BUILDING, KONAWAENA, HAWAII,  
Dept. of Accounting and General Services  
for Dept. of Education

The project involves the construction of an approx. 11,300 sq. ft. six classroom building. The estimated cost of construction is approx. \$1.5 million. The project will be constructed within the existing school campus. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

WAIAKEA ELEMENTARY SCHOOL CLASSROOM  
BUILDING, WAIAKEA, HAWAII, Dept. of  
Accounting and General Services for Dept.  
of Education

The project involves the construction of six classrooms of a sixteen classroom building. The remaining ten classrooms will be constructed in the future. The portion of the building to be constructed at this time will contain approx. 10,000 sq. ft. The estimated cost of construction is approx. \$1.0 million. The project will be constructed within the existing school campus. The project will provide the school with a much-needed facility to implement its program in accordance with the Educational Specifications.

OAHU, MAUI AND HAWAII

TRANSFER OF PROPERTIES BETWEEN DEPT. OF  
LAND AND NATURAL RESOURCES AND HAWAII  
HOUSING AUTHORITY, OAHU, MAUI, AND  
HAWAII, Dept. of Land and Natural  
Resources

The Dept. of Land and Natural Resources and the Hawaii Housing Authority have entered into an agreement to effectuate the following proposed land exchange:

Lands to be transferred to Hawaii Housing Authority:

1. Oahu -- Portion government land at Heeia and Kealaahala, Kaneohe, Koolaupoko, Oahu. TMK: 4-5-23: por. 02, 48+ acres.
2. Oahu -- Portion of government land at Kaluapuhi-Waikalua, Kaneohe, Koolaupoko, Oahu. TMK: 4-5-33: por. 02, 85+ acres.
3. Maui -- Government lands of Paukukalo, Wailuku, Maui. TMK: 3-3-01:10 and 92. Total of 133+ acres.
4. Maui -- Government land at Honokowai, Lahaina, Maui. TMK: 4-4-01:54, 1.172+ acres.
5. Hawaii -- Portion of government land of Kealakehe, North Kona, Hawaii. TMK: 7-4-08: por. 17, 24+ acres.

Lands to be transferred to Dept. of Land and Natural Resources:

1. Oahu -- Lots 1 to 150 of the Waianae Kai Subdivision Unit I, File Plan Number 1368 at Waianae, Oahu, TMK: 8-6-23:1 to 150. Total of 25.277+ acres.

The proposed exchange requires the subdivision of two of the five areas to be transferred to the Hawaii Housing Authority. These are Oahu -- TMK: 4-5-33:02 and Hawaii -- TMK: 7-4-08:17. The project involves administrative

processing of the subdivision of two parcels and subsequent transfer of land titles to the respective agencies involved. No physical work on the land is needed to complete the project.

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 ENVIRONMENTAL IMPACT STATEMENT FOR  
THE KEKAHA SANITARY LANDFILL EXPANSION  
PROJECT, KEKAHA, KAUAI, County of Kauai  
Dept of Public Works

Previously published July 8, 1983.

An addendum to the Draft EIS has been filed and distributed. This addendum consists of the comments to the EIS preparation notice and the responses to those comments which were not included in the Draft EIS. Therefore, the 30-day review period for this document commenced from August 8, 1983.

This EIS and its addendum are available for inspection at the Kauai Community College, Hanapepe, Kapaa, Koloa Community-School and Waimea Libraries.

Deadline: September 7, 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.

SOLID WASTE PROCESSING AND RESOURCE RECOVERY FACILITY FOR THE CITY AND COUNTY OF HONOLULU, CAMPBELL INDUSTRIAL PARK, OAHU, City and County of Honolulu Dept. of Public Works

The Department of Public Works, City and County of Honolulu, is proposing the development of a solid waste processing and resource recovery facility as a part of its overall solid waste disposal program. This project involves financing construction, operation, and maintenance of a facility that would accept solid waste generated by residents, commerce, and industry on the island of Oahu and recover energy and other marketable products from it. Residue and ash from the facility, together with other materials not suitable for processing, would continue to be landfilled, but total landfill requirements would be significantly reduced. Revenues from sale of the recovered products, especially energy (in the form of electricity) and ferrous metal, would be used to lower overall solid waste disposal costs. Development of a resource recovery facility is believed to be the lowest-cost solid waste disposal alternative available to the City over the long term. It also provides a desirable re-use of materials now being wasted. It is the City's intent to procure a solid waste resource recovery project via a full-service contract that entrusts a single contractor with full responsibility for financing arrangements, design, construction, shakedown, operation, and maintenance of the facility for a period of 20 years. As this report was being written, two bidders were still competing for the resource recovery contract. They are Signal Resco and a partnership made up of Combustion Engineering, Inc. and Amfac (C-E/Amfac). Signal Resco originally submitted its proposal under the

corporate name of Wheelabrator-Frye, Inc. but has since changed its name to Signal Resco to reflect its membership in the Signal Group of companies. Most of the public contacts made during the informational program conducted by the City were made under the Wheelabrator-Frye name, and to avoid confusion that name will continue to be used. Both of the proposals still being considered would burn refuse in a waterwall boiler to generate steam. The steam would then be used to produce electricity which would be sold to the Hawaiian Electric Company. There are differences in the methods of waterwall incineration among the proposals. The Wheelabrator-Frye system involves burning the municipal refuse as received, i.e., without pre-treatment, while C-E/Amfac would convert the refuse into a "refuse derived fuel" (RDF) before burning it. The two approaches are referred to as "mass-burning" and "RDF" systems, respectively. In Wheelabrator-Frye's mass-burning method, raw municipal refuse is dumped into a large concrete receiving pit where it is stored until fed into the boiler. The boiler itself is of waterwall design and employs a patented reciprocating stoker grate. The refuse burns slowly on the grate, and spent material is dropped into a water-filled quench pit. Following quenching, the ash is passed through a series of processes that extract ferrous metal. The remainder is landfilled. Heat from combustion is used to generate steam which is then used to generate electricity. C-E/Amfac's RDF system is very similar to the mass-burning approach except that the raw refuse is first passed through a series of shredders, classifiers, magnets, and other sorting devices that remove non-combustibles and marketable materials before it is fed to the boilers. The combustible product of this process is referred to as refuse derived fuel, or RDF. It tends to burn more evenly than raw municipal refuse and requires a somewhat different configuration for the boiler and stoker. The energy recovery portion of the system is the same as that already described. The project location is a 28-acre site in



Campbell Industrial Park. The parcel is designated as TMK: 9-1-26:18. It is owned by the James Campbell Estate and leased to the Conoco-Dillingham Oil Company.

This EIS is also available for inspection at the Ewa Beach Community-School Library and the Waipahu Library.

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

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 and inter-

island vessel terminal 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, presently serving up to 120 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 for its 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. second cruise ship terminal is planned for Pier 9. A third maritime facility which would be used as an inter-island terminal 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 become a new 1.6-acre plaza/waterfront park. Fronting on the plaza and leading to it will be outdoor cafes, shops, and other pedestrian-oriented facilities. 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.

This EIS is also available for inspection at the Kalihi-Palama, Liliha and McCully-Moiliili Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

WAINIHA HYDROELECTRIC PROJECT TMK:  
5-8-01:1 and 5-8-02:22) ENVIRONMENTAL  
IMPACT STATEMENT, WAINIHA VALLEY,  
KAUAI, McBryde Sugar Co., Ltd./Dept.  
of Land and Natural Resources

McBryde Sugar Company, Ltd., has operated a hydroelectric plant on the Wainiha River on Kauai, Hawaii since 1906. The long-term success of this

plant and the remaining economic resource of the river are such that McBryde proposes to construct a second run-of-the-river hydroelectric plant upstream of the existing plant. The proposed project will be similar to the existing one in that it will consist of a diversion weir, intake and headworks, water conductors, powerhouse, electrical transforming substation, transmission line and access road. The new diversion weir will be located approx. 2.1 miles upstream of the existing weir, at about elevation 1140 ft. Its crest will be approx. 160 ft. long and 14 ft. high above the river bed. Studies have shown that the Wainiha River, which has supported the existing project since 1906, has maintained conditions which promote the abundance and diversity of stream fauna. Since the proposed project will have characteristics similar to the existing project, it is reasonable to conclude that the proposed project's effects on stream fauna will be similar, but cumulative. There may be a reduction in habitat in the affected reach of the proposed project. This reduction is the only potentially significant adverse impact which may be unavoidable. Entrainment will be avoided by screening the intake. Migratory passage will be maintained by constructing the proposed weir similar to the existing weir. The reduction in habitat will be mitigated, at least in part, by maintaining a continuous flow of one cfs, about 650,000 gallons per day, in the affected reach and by screening the intake at the existing project. The proposed plant will cost about \$10 million to construct and will generate about 22 million kilowatt hours per year. The output of the plant will be sold to Kauai Electric Company.

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

Status: Currently being processed by the State Dept. of Land and Natural Resources

Status: Accepted by County of Kauai Planning Dept. on June 1, 1983.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR THE PROPOSED KALAHEO SANITARY LANDFILL (WINDWARD DISTRICT SANITARY LANDFILL PROJECT), KAILUA, OAHU, City and County of Honolulu Dept. of Public Works

Previously published August 8, 1983.

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

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

FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PLAN, KAKA'AKO, OAHU, Hawaii Community Development Authority and U.S. Dept. of Housing and Urban Development

Previously published August 8, 1983.

This EIS is also available for inspection at the Liliha and McCully-Moiliili Libraries.

Status: Currently being processed by the Office of Environmental Quality Control.

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

Previously published June 8, 1983.

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

DOH EXEMPTION LIST

At its August 15, 1983 meeting, the Environmental Quality Commission reviewed and approved the following exemption list filed by the Dept. of Health as required under Section 1:33 of the EQC EIS Regulations.

Exemption Class #1: Operations, Repairs or Maintenance

1. Building
2. Structure
3. Furniture
4. Equipment
5. Electrical system
6. Communications system
7. Plumbing system
8. Heating, ventilation, and air conditioning system
9. Drainage system
10. Waste treatment facility
11. Wall and fence
12. Walkway and bike path
13. Roadway
14. Parking lot
15. Paved court
16. Sign
17. Landscaping
18. Vehicle

Exemption Class #2: Replacement or Reconstruction

1. Furniture
2. Equipment
3. Electrical system
4. Communications system
5. Plumbing system
6. Heating, ventilation, and air conditioning system
7. Wall and fence
8. Sign

Exemption Class #3: Single, New, Small Facilities, Structures and Equipment

1. Garage

2. Patio
3. Covered walk
4. Covered bus loading area
5. Bus shelter
6. Conveyor system
7. Stairway
8. Ramp
9. Any construction, alteration, modification, or installation of any structure, facility, equipment, or utility to meet government requirements given under the Occupation Safety and Health Act, County Building and Fire Codes, and Department of Health Regulations.
10. Window modification
11. Door modification
12. Exterior modification
13. Furniture
14. Equipment
15. Electrical system
16. Communications system
17. Plumbing system
18. Heating, ventilation, and air conditioning system
19. Sign

7. Flagpole
8. Memorial structure
9. Pump house
10. Transformer building
11. Air conditioning enclosure

Exemption Class #8: Interior Alterations

1. Roof system
2. Ceiling system
3. Floor system
4. Foundation system
5. Wall system
6. Electrical system
7. Communications system
8. Plumbing system
9. Heating, ventilation, and air conditioning system
10. Conveyor system
11. Stairway
12. Built-in furnishing
13. Built-in equipment

Exemption Class #9: Demolition

1. Building
2. Utility system

Exemption Class #10: Zoning Variances

1. Building set-back

All exemptions under this list are inapplicable when the cumulative impact of planned successive actions of the same type, in the same place, over time, is significant, or when an action that is normally insignificant in its impact on the environment may be significant in a particularly sensitive environment (EIS Regulation 1:33b).

Exemption Class #5: Basic Data Collection and Research

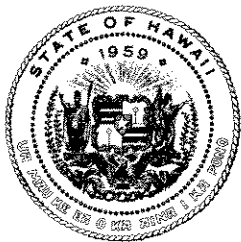
1. Topographic survey
2. Foundation survey
3. Drainage study
4. Inventory
5. Building
6. Economic analysis
7. Environmental impact research

Exemption Class #6: Administrative Activities

1. Equipment, vehicle, and supply purchase
2. Personnel-related actions

Exemption Class #7: Minor Accessory Structures

1. Portable buildings
2. Tool shed
3. Storage shed
4. Bath house
5. Trash bin area
6. Play equipment



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