

# OEQC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

September 8, 1985

No. 17

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

\*\*\*\*\*

All Chapter 343, HRS documents submitted for publication in the OEQC Bulletin must be addressed to the Office of Environmental Quality Control, 550 Halekauwila Street, Room 301, Honolulu, Hawaii 96813. Documents addressed otherwise will not be considered for publication.

\*\*\*\*\*

### 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.

Contact: Mr. Stephen J. Pitt, Engineer  
251-B2 Lalo Place  
Kahului, Maui, Hawaii 96732

Deadline: September 23, 1985.

PROPOSED KUKIO BEACH RESORT IN NORTH KONA, HAWAII, Huehue Ranch/Hawaii County Planning Dept.

Previously published August 23, 1985.

Contact: Phillips, Brandt, Reddick  
and Associates, Inc.  
130 Merchant St., Suite 1111  
Honolulu, HI 96813

With a copy to:

Planning Department  
County of Hawaii  
25 Aupuni St.  
Hilo, HI 96720

Deadline: September 23, 1985

### NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed

CONSERVATION DISTRICT USE APPLICATION FOR PROPOSED WIND ENERGY SYSTEM TOWERS, LINES AND APPURTENANCES, HONOLUA, MAUI, Zond Systems, Inc./Dept. of Land and Natural Resources

Previously published August 23, 1985.

Contact: Mr. Keith Avery  
Zond Systems Inc.  
P.O. Box 12186  
Lahaina, Maui, HI 96761

Deadline: September 23, 1985.

CONSTRUCTION AND MODIFICATIONS OF AN ARMOR STONE REVETMENT AT KEAWAKAPU, SOUTH KIHEI, MAUI, Mrs. Laurel Mossberg/Maui County Planning Dept.

Previously published August 23, 1985.

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 Office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

CONSERVATION DISTRICT USE APPLICATION  
FOR COMMERCIAL CANOE SAILING AT  
KALIIHIKAI, KAUAI, Mr. Carlos  
Andrade/Dept. of Land and Natural  
Resources

The applicant proposes conducting commercial canoe sailing offshore of Kalihikai (Anini Beach), Kauai, TMK: 5-3-05. The vessel is 22' long and will be launched from a trailer using the county ramp located at the county park in Anini. The vessel will be removed after each day's use. Passengers will embark and disembark by wading to and from the beach. The vessel will be temporarily anchored between rides while waiting for passengers. The anchor will be carried aboard while sailing. The vessel is propelled by sails and paddles so there will be no fuel spillage or by-products of an engine-powered operation. The area to be traveled during excursions will be all of the ocean fronting Kilauea, Anini, Kalihiwai, Princeville and Hanalei. The exact route of the charters will be determined by the prevailing wind and sea conditions. Three tours daily, Sunday through Friday are proposed. The proposed use, the commercial canoe sailing, is a conditional use within the Resource subzone of the Conservation District.

OAHU

PARKING IMPROVEMENTS UNDER THE KEEAUMOKU STREET OVERPASS, HONOLULU, OAHU, City and County of Honolulu Dept. of Parks and Recreation

The project involves the development of approx. 23 theatre-type parking stalls under the Keeaumoku St. overpass, adjacent to Cartright Field. This heavily used ballpark is constantly saturated with overflow parking. Cars are currently double parking on the park side of Lunalilo St. and causing inconveniences for nearby residents. Additional stalls will alleviate severe parking deficiencies at Cartright Field. Stalls will be marked for central purposes and to allow maximum capacity. Improvements under the Keeaumoku St. overpass will solely consist of the painting of lines to delineate parking stalls. Structures will not be erected. The project site is already paved and access is readily available via Lunalilo, Makiki and Kinau Streets.

MAUI

HALE MAKUA IRRIGATION WELL PROJECT, KAHULUI, MAUI, Hale Makua/County of Maui

The project involves drilling of an irrigation well and the installation of an electrical pump, irrigation line and control equipment. Electrical power lines to the pump and controls will also be installed. The well will be located on parcel 84 of TMK: 3-8-07 for the Hale Makua skilled nursing care facility in Kahului, Maui. The land is owned by the County of Maui and leased to Hale Makua. The well facilities will be connected to the existing irrigation system and will be sized to meet the site's current irrigation water requirements. Sufficient basal water is available and can be used for irrigation of the landscape plantings. The existing basal water source underlies the project area and is found at a depth of approx. 60 ft. A submersible pump will be installed underground within the well casing. The electrical control

panel will be mounted on an existing building wall next to existing irrigation control boxes and other electrical panel boxes. Electrical power is available on the project site and will be connected to the proposed pump using underground electrical line installations.

adequate to meet present needs as pressure drops are periodically experienced by the users of the system. The project in general is required to: a) Improve fire protection, b) Improve pressure and volume during peak usage, and c) Improve water distribution to supplement the existing system. The proposed project is in accordance with the "Water Master Plan for the County of Maui".

KAUPAKALUA, PHASE II AND HOLOKAI ROAD, PHASE III WATERLINE PROJECT, MAKAWAO, MAUI, County of Maui Dept. of Water Supply

HAWAII

The proposed construction of a water transmission and distribution line to service the Kaupakalua-Peahi communities is a 2 part project consisting of the following:

CONSERVATION DISTRICT USE APPLICATION FOR AN ACCESS AND UTILITY EASEMENT, PUUANAHULU, SOUTH KOHALA, HAWAII, 214142 Holdings, Ltd./Dept. of Land and Natural Resources

1. Kaupakalua Pipeline, Phase II: This project consists of a 12" waterline approx. 5,000' following generally along Kauhikoa Rd. to Kaupakalua Rd. and along Kaupakalua Rd. to approx. 800' beyond West Kuiaha Rd. and an 8" waterline approx. 2,100' along W. Kuiahi Rd. from Kaupakalua Rd. to connect with the existing 6" waterline on West Kuiaha Rd. including necessary appurtenances, fire protection devices and related work. The proposed project will supplement the existing 6" pipeline which transports the water from Kokomo Tank to the existing 6" pipeline on (Lower) Kaupakalua Rd.

The applicant proposes a 100' wide access and utility easement on state lands identified as TMK: 7-1-03:02, 14 at Puuanahulu, S. Kohala, Hawaii. Land parcels identified as TMK: 7-1-03:05, 06 and 11 are land-locked and an easement is needed to make them accessible. Parcels 5, 6 and 11 are also subjects of a petition before the State Land Use Commission to change their designations from Conservation to Urban. The easement's exact alignment is yet to be finalized except that access has to be to Kaahumanu Hwy. through state-owned lands. The proposed use is a conditional use within the Resource and General subzones of the Conservation District. The permit and subsequent road and utility easement, if granted, would serve a proposed condominium development in TMK: 7-1-03:11, 6, and 5. A 100' wide easement approx 4,000' long is considered. The easement runs to the northwest, to the coast through State-owned land. The access roadway will also abut a State-owned parcel fronting the ocean. The connection point of the roadway to the Queen Kaahumanu Hwy. is approx. 2,700' from the North Kona-South Kohala District boundary line. There is currently no access to the makai parcel except for a narrow rocky unimproved jeep trail from the Queen Kaahumanu Hwy., 3/4 of a mile inland.

2. Holokai Rd. Waterline, Phase III: This project consist of a 6" waterline approx. 2,700' along Holokai Rd. from Haloa Rd. to Hana Hwy. and a 4" waterline approx. 1,100' along the makai side of Hana Hwy right-of-way, (R-O-W) including necessary appurtenances, fire protection devices and related work.

The properties affected by this proposed improvements are Kauhiko Rd. R-O-W, Kaupakalua Rd. R-O-W, West Kuiaha Rd., Holokai Rd. and Hana Hwy. R-O-W.

This project is only 2 of several phases of the total plan to improve the Kaupakalua-Peahi System. The primary objective of the plan is to fulfill the increasing domestic and fire demands of the area. The present system is not

KULANI CORRECTIONAL FACILITY LIGHTING SYSTEM, SOUTH HILO, HAWAII, Dept. of Accounting and General Services Div. of Public Works for Dept. of Social Services and Housing

This project involves 1) installation of additional outdoor lighting, and 2) replacement of existing outdoor mercury lamps with sodium lamps at the Kulani Correctional Facility grounds. Since the project will be constructed within the existing property, no land will be removed from the tax base. The project will provide the Department with much-needed equipment to enhance security for one of its corrections facilities.

KULANI CORECTIONAL FACILITY RESIDENCY, VISTING/CRAFTS, AND MULTIPURPOSE BUILDINGS, SOUTH HILO, HAWAII, Dept. of Accounting and General Services Division of Public Works for Dept. of Social Services and Housing

This project involves constructing three buildings: one residency, one visiting/crafts, and one multipurpose, at Kulani Correctional Facility on the island of Hawaii. Since the project will be constructed within the existing property, no land will be removed from the tax base. The project will provide the Department with much-needed facilities to house several programs at one of its correctional facilities.

**REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS**

The project listed in this section has been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

- Hawaii Planning Dept. 961-8288;
- Hnl. Dept. of Land Utilization 523-4077;
- Kauai Planning Dept. 245-3919;
- auai Planning Dept. 244-7735.

CONSTRUCTION OF A NEW SUPERMARKET AND NEW WAREHOUSE FACILITY, WAIANAE, OAHU, Okimoto Corporation/City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant is proposing to construct a new supermarket and adjoining warehouse. One existing structure, to be used for storage, will remain; all other existing structures will be demolished to clear the site for the new development. Zoning for the site is B-2 Community Business District, which permits the proposed uses. A portion of the site is within the SMA. The site is comprised of TMKs: 8-5-11:1, 16-18, 28 with various owners who have agreed to the joint development of their properties. The site is bound by Farrington Hwy. to the east and by Guard St. on the north. On the west, the site abuts the former Oahu Railway right-of-way beyond which is the Waianae Army Recreation Center. The project site surrounds, on three sides, a parcel owned by the City and County, under the jurisdiction of the Dept. of Parks and Recreation. Seven structures which house the existing market, warehouse and residence occupy the site. The new development will consist of two, pre-engineered steel buildings with concrete masonry exterior walls and concrete slab-on-grade foundations. The new 18,440 SF supermarket will front Farrington Hwy. with the adjoining 19,000 SF warehouse extending to the rear of the property. The building design will include second-story mezzanines with stairways. The mezzanine in the supermarket will be used for office space; while the two mezzanines in the warehouse will be used for a residence and office, respectively. The site is presently developed with retail buildings; there are no views of the coastline or ocean.

**ENVIRONMENTAL IMPACT STATEMENTS**

The EIS listed in this section is available for review at the following public depositories: Office of Environmental Quality Control;

Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku 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 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 PROPOSED KUILIMA RESORT EXPANSION, KOOLAULOA DISTRICT, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

This draft EIS is also available for review at the Kahuku Community-School Library.

Deadline: September 23, 1985.

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.

FINAL REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANA, OAHU, City and County of Honolulu Dept. of Public Works

The Addendum has been prepared to expand and clarify specific sections of the "Revised Environmental Impact Statement for the Proposed Leeward Sanitary Landfill at Waimanalo Gulch and Ohikilolo Site, 5-7-84" (REIS). The specific sections of the REIS concern Alternative Waste Processing Methods, Alternative Sites, and the anticipated visual impact of the proposed project. Although the REIS included Ohikilolo as part of the proposed project, Ohikilolo

was subsequently deleted from current consideration, and the Addendum addresses only the Waimanalo Gulch site at TMK: 9-2-03 2, 40, por. 13. If the Ohikilolo site is to be reconsidered at some future time, a separate addendum will be submitted for review and acceptance. The Addendum section, "ALTERNATIVE DISPOSAL/PROCESSING METHODS," includes most of the discussion already presented in the REIS, primarily for ease in review and input of additional information. The additional information only clarifies or provides additional support to the REIS information and does not alter the concept nor the priorities of the proposed project. The City is actively pursuing development of a resource recovery program for Oahu. However, resource recovery alone does not address all solid waste disposal and will not replace the need for a sanitary landfill. Various waste processing methods are presented, and each method's compatibility with the City waste management program is discussed. The "ALTERNATIVE SITES" section begins with a historical perspective of the site selection process for the Leeward District Sanitary Landfill project since 1977. Various criteria and rationale for establishing priorities in selecting and eliminating sites are presented. Protection of potable groundwater sources is presented as a priority criterion in evaluating suitability of a potential site. In addition, other important selection factors are presented, particularly existing Federal or State land use and close proximity to communities. The 1977 "Inventory Study of Potential Sanitary Landfill and Demolition Landfill Sites" and the 1979 study (unpublished) identified twenty-six potential Leeward landfill sites. Two of the original twenty-six sites, Waimanalo Gulch and Ohikilolo, were proposed as the first and second sites for the landfill project, respectively. Waimanalo Gulch is now proposed as the sole site for development, with Ohikilolo considered an "Alternative Site". Details for Waimanalo Gulch and Ohikilolo are presented in the Revised EIS. This

section presents summaries on 25 individual alternative sites and their advantages and disadvantages for potential sanitary landfill development. "ADDITIONAL STATEMENTS OF ANTICIPATED VISUAL IMPACTS" presents graphic renderings of existing land contours of Waimanalo Gulch and anticipated contours of the completed sanitary landfill project, based on preliminary engineering plans. The project site is located in Waimanalo Gulch approx. 32.8 mi. west of Honolulu, two mi. south east of Nanakuli and one mi. northwest of Honokai Hale. The project site contains vacant and undeveloped land which is presently unused. The project site is long and narrow and only 57+ acres of the 260 total acres will be used as a landfill. The capacity of the landfill is estimated at 7+ years at a fill rate of 1,000 tons per day. The project site is located in an area where sanitary landfills are permitted by the Board of Water Supply and the Department of Health. Single-family dwellings are located adjacent to the project site. Sugar cane fields are located directly south across Farrington Hwy. and a residential area (Honokai Hale) containing approx. 270 homes is located about one mile east and makai of the highway.

This Final Revised EIS Addendum is also available for review at the Waianae Library.

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

FINAL EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU,  
Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone approx. 97 acres to either A-1 Low-Density Apartment or A-2 Medium-Density Apartment from existing R-6, P-1 and AG-1 zoning districts in accordance with and in implementation of City and County land use policy as set forth in the East

Honolulu Development Plan land use designations for the areas. The estimated number of apartment units to be constructed over a period of six to seven years from approval of the zoning is 2,400 with the precise sequencing dependent upon market conditions. Of this number, about 470 will be low-density units and about 1,930 will be medium-density units. The estimated population increase of 5,270 that will be generated by the development fits within the growth allocation for East Honolulu established in the Oahu General Plan and the East Honolulu Development Plan. The project is located within the master planned community of Hawaii Kai, Honolulu District, Oahu. The project sites are bounded by Kaluanui Ridge, Hawaii Kai Dr., Kuapa Pond and Lunalilo Home Rd. All parcels are currently vacant and unused. There are 7 separate parcels totaling approx. 97.8 gross acres, identified as TMK: 3-9-08:16 and 3-9-08 por. of 13. The proposed development involves the following:

Marina 7E (A) is the peninsula of land in the middle of the marina across the Esplanade and Kaimala Marina. A-1 zoning with a 30' height limit is requested for this parcel. Conceptual plans show approx. 250 units on the 20.16-acre site. Proposed development will consist of two-story buildings with surface parking.

Marina 7E (B) is that portion of land on the makai side of Wailua St. and the west side of Lunalilo Home Rd. A-2 zoning is requested for this parcel. The applicant proposes to limit development to 40 ft. due to community concerns. Conceptual plans show approx. 260 units on the 14.39-acre site. The proposed development will consist of three-story buildings with surface parking.

Marina 8 is located on the mauka side of Wailua St. and the west of Lunalilo Home Rd. A-1 zoning with a 30 ft. height limit is requested for this parcel. Conceptual plans show approx. 120 units on the 9.3-acre site. Proposed development will consist of two-story buildings with surface parking.

Marina 11 (A) is the portion of land on the mauka side of the Kuapa Kai shopping center. A-2 zoning, with a 60-ft. height limit is requested for this parcel. Conceptual plans show approx. 300 units on the 8.727-acre parcel. Proposed development will consist of six-story buildings with parking structures.

Marina 11 (B) is the narrow portion of land on the east side of Hawaii Kai Dr. from the mauka boundary of Marina 11 (A) to the Wailua St. bridge. A-1 zoning with a 30-ft. height limit is requested for this parcel. Conceptual plans show approx. 100 units on the 8.427-acre parcel. Proposed development will consist of two-story buildings with surface parking.

Kaluanui 2 and 3 is located on the mauka side of Hawaii Kai Dr. and is makai of the Post Office. A-2 zoning, with a 60-ft. height limit, is requested for this parcel. Conceptual plans show approx. 350 units on the 13.86-acre site. Proposed development will vary from six-story buildings with parking structures at the back of the parcel to two and/or three-story buildings with surface parking adjacent to Hawaii Kai Drive.

Kaluanui 1 is located across Hawaii Kai Dr. from the Anchorage along the eastern slope of Mariner's Ridge. A-2 zoning with a 150 ft. height limit is requested for this parcel. Conceptual plans show approx. 1,020 units on the 22.92-acre site. The proposed development will consist of 15-story buildings with parking structures located behind the buildings up against Mariners Ridge. It is Kaiser's intent to build and market quality apartment housing units in keeping with the Hawaii Kai master planned community. Open space, generous setbacks, lush landscaping marina orientation, quality architecture and construction, and ample off-street parking, are all aspects of the development that are characteristic of Hawaii Kai. These elements will be maintained in the proposed development. A comprehensive transportation

management program is being recommended by the developer in connection with the zoning. The program, featuring among other things, a number of rideshare measures, supports and implements important Honolulu General Plan Transportation Policies. It is anticipated that the proposed project will take six to seven years to complete from approval of zoning, depending on market acceptance and economic conditions. The sequence of development is not yet established and must remain somewhat flexible to meet market demand. It is anticipated, however, that each parcel will be developed in phases.

This Final EIS is also available for review at the Hawaii Kai Library.

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

FINAL EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU,  
Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

The applicant proposes to rezone and develop 70+ acres of land in Central Oahu mauka of H-2 Freeway and within Waikakalaua Gulch, Waipio, Ewa, Oahu. The project, to be called Melemanu Woodlands Phase III, will ultimately develop approx. 1,122 units within seven areas of Waikakalaua Gulch and stretch approx. one-mi. mauka of H-2 Freeway. The project represents the final phase of development within Waikakalaua Gulch as initiated by Headrick Development Company. The work is being continued by Towne Realty, Inc. under the auspices of the bankruptcy court. The 70+ acres are a part of 223 acres, all of which are owned by Waikalani Development, Inc. and are described by TMK: 9-5-02: 4, 6, and Portion of 11. Melemanu Woodlands Phase III is the final phase of the Master Plan Development initiated by Headrick Development, Inc. in 1971. The total Waikakalaua Gulch housing project

consists of Waikalani Woodlands Phase I and Phase II, both makai of the H-2 Freeway and Melemanu Woodlands Phase III. The applicant proposes to exercise an option to develop the 70+ acres of land located above H-2 Freeway within Waikakalaua Gulch identified as Melemanu Woodlands Phase III and to submit an application to the City and County of Honolulu for change of zone on the subject 70+ acres from the existing agricultural zoning to R-6 residential zoning. Upon the change of zone approval by the City and County of Honolulu, a Planned Development Housing (PD-H) will be sought. The project will provide 1,122 additional housing units for Oahu. In addition, Towne Realty, Inc. has agreed to commit 15% of the project's housing to low and moderate income groups. This commitment for low and moderate income housing was made during the 1983 Development Plan Annual Review. Upon approval of the change of zone application, Melemanu Woodlands Phase III will be located totally within an R-6 Residential Zoning District. The lands on the steeper gulch walls will all be zoned P-1 preservation. The project will create stacked flat type units, town homes and six-story condominium units. The project involves the construction of on-site roadways, drainage systems, sewer system, water system, underground electric and telephone systems. Off-site construction will include development of a water well within Wahiawa and upgrading the Board of Water Supply's transmission system from Wahiawa down Kamehameha Hwy. to Leilehua Golf Course Rd. The environmental impacts associated with the project as well as mitigation measures are proposed for all impacts identified. Melemanu Woodlands Phase III will be constructed over a period estimated between 5-7 years. Construction cost for site development as well as building is estimated in excess of \$50 million.

This Final EIS is also available for review at Mililani Library.

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

FINAL EIS FOR THE DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation

The High Technology Development Corp. (HTDC) proposes to develop the Hawaii Ocean Science and Technology (HOST) Park and expand the Natural Energy Laboratory of Hawaii (NELH) at Keahole, Hawaii. The proposed HOST Park and NELH properties at Keahole consist of government lands which include portions of the ahupua'a (land divisions) of Hamanamana, Kalaoa 1-4, Kalaoa-'O'oma, and 'O'oma 2nd. The HOST property is within TMK: parcel 7-3-09:05 (Por.) and 7-3-48:03 (Por.). NELH lies to the nw of the HOST Park site immediately makai of the Keahole Airport Building Restriction Line. The NELH property consists of state-owned land situated within TMK parcel 7-3-43: 3, 4, 5. NELH also utilizes coastal waters and submerged lands, lying directly off of Keahole Pt., for ocean research and baseline data collection activities. The 547-acre parcel of state-owned land at Keahole, was selected for the ocean-related "high-tech" park because of the unique features which the site offers. One of the most important considerations in siting HOST Park on the Keahole parcel was the close proximity of the 322-acre NELH. NELH was established to manage and operate an outdoor research facility at Keahole Pt. for research, development and demonstration of natural energy resources. Recent changes in the NELH enabling legislation authorize development, demonstration and commercialization of energy related projects. It is anticipated that this commercial development will take the form of demonstration modules to test the feasibility of various production processes. NELH will act as an "incubator" for projects as they grow from the research stage to large scale production. The adjacent HOST Park will provide the required space for projects transitioning from demonstration to full scale commercial activities. Because

the actual tenants who will locate at HOST Park and at NELH are still unknown, alternative scenarios were constructed to illustrate the extremes of "what might happen" if development progresses in certain directions. The following land use activities are anticipated for HOST Park and are common to all the scenarios:

Ocean-water commercial uses such as high intensity commercial mariculture, marine biotechnology, and renewable energy projects;

Campus industrial uses such as scientific laboratories, educational facilities and other uses such as desalination and renewable energy which do not use cold ocean water; and,

Service and support uses such as a visitor center/restaurant, light industrial uses, offices, refrigeration, and minimal warehousing and storage related to the primary activities on the site.

The proposed expansion of NELH anticipates a mix of energy and mariculture activities with the highest priority given to alternative energy projects. Preferred agriculture projects would be those that are cold water dependent. Potential adverse environmental effects which could result from actions during the construction phases of the HOST Park, NELH and the expanded Ocean Use Corridor are discussed in the EIS. Mitigating measures will be instituted to minimize the effects. Operation of HOST Park and expanded NELH facilities, and the associated ocean use corridor, could also generate adverse environmental effects. It should be emphasized that the EIS evaluation was for "worst case" scenarios at full development. Since development will be incremental, these effects can be monitored and mitigating measures can be instituted before the impacts become significant. The proposed HOST Park and the expansion of NELH will be an important addition to Hawaii's growing research and

development industry and to Hawaii's search for economic diversification and alternative energy resources. The commercial activities at HOST Park are expected to diminish West Hawaii's dependency on tourism for long term employment for residents. Development of the proposed projects can enhance the image of the state and county as a world leader in ocean-based science and technology.

This Final EIS is also available at Bond Memorial (Kohala), Holualoa, Kailua-Kona, Kealahou, and Thelma Parker Memorial (Waimea area) Libraries.

Status: Currently being processed by OEQC.

NOTICES

PROPOSED AMENDMENTS TO THE STATE OF HAWAII DEPT. OF HAWAIIAN HOME LANDS EXEMPTION LIST

Pursuant to Sec. 1:33 (a)(1) of the EIS Regulations, the State Dept. of Hawaiian Home Lands has submitted proposed amendments to its exemption list to include the following actions:

Exemption Class #4: Minor alterations in the conditions of land, water or vegetation.

- a) Removal of gravel, rocks and/or dirt from designated sites on homestead land for the purpose of improving roads and low lying lots.
- b) Removal of overgrown vegetation (Non-endangered species) to maintain or increase the usefulness and productivity of lands.
- c) Minor clearing and removing of overgrown vegetation (non-endangered species) to improve access for field studies and the establishment of survey points and boundary pins.
- d) Minor land contouring to improve existing road and drainage conditions.

Exemption Class #5: Basic data collection, research, experimental

management, and resource evaluation activities which do not result in services or major disturbance to an environmental resource.

- a) Water and natural resource assessments.
- b) Alternative energy studies.

Exemption Class #6: Continuing administrative activities, such as purchases for supplies and personnel-related actions.

- a) Transfer of title to land by land exchange, disposition or acquisition which reflects a change in ownership only (not land use).

The Environmental Council is reviewing the proposed amendment and is requesting comments from the public. Comments should be sent to:

Mr. James W. Morrow, Chairman  
Environmental Council  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Deadline: October 8, 1985.

PUBLIC HEARING ON THE CITY AND COUNTY OF HONOLULU PUBLIC WORKS DEPARTMENT, COMMUNITY NOISE CONTROL VARIANCE REQUEST

The State Department of Health will be holding a public hearing on a request for variance from Administrative Rules, Title 11, Chapter 43, Community Noise Control for Oahu, Section 6(e)(1)(A)(B)& (C) by the City and County of Honolulu Public Works Department. The applicant seeks to construct a sewer relief tunnel, Increment 1-B at Beretania St. (between Ward Ave. and Pensacola St.) and at Pensacola St. (between Beretania St. and Kinau St.) during the hours of 8:30 a.m. to 12:30 a.m., seven days a week. Construction activity of this type, by its very nature, will inconvenience the traveling public and affect the adjacent area. Thus the applicant is seeking to shorten the number of construction days by working an additional shift each day between 6:30 p.m. and 12:30 a.m., and by working on weekends. The variance is requested

for 120 calendar days. The hearing will commence at 6:30 p.m. on Wednesday, September 18, 1985 in Senate Conference Room 3, 2nd Floor, State Capitol, Honolulu, Oahu. Oral and written comments will be accepted at the hearing. Written testimony will also be accepted at the address below until five calendar days following the public hearing. For further information or inspection of the variance request, contact the Staff Services Office, Environmental Protection and Health Services Division, Department of Health, State of Hawaii, 1250 Punchbowl St., Honolulu, Hawaii 96813, telephone 548-6455.

REMINDER: OEQC BULLETIN MAILING LIST

The OEQC will be updating and correcting duplications or errors in the mailing list for the OEQC Bulletin.

If you wish to continue to receive the OEQC Bulletin, please indicate so by returning your address label (with corrections, if any) to:

OEQC  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

If you have not yet responded, the deadline is September 20, 1985. Thank you for your assistance in this effort.

MEETING OF THE STATE ENVIRONMENTAL COUNCIL

Date: September 18, 1985  
Time: 5:00 p.m.  
Place: State Capitol, Senate Conference Room 2, Second Floor Honolulu, Hawaii

# OEOC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

September 23, 1985

No. 18

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

### 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 office. Written comments should be submitted to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

#### OAHU

COMMUNITY FACILITY FOR THE URBAN HOMELESS, HONOLULU, OAHU, City and County of Honolulu, Dept. of Housing and Community Development

The proposal involves development of a facility for the urban homeless, i.e., "street people", to be operated by the Institute of Human Services (IHS). The subject parcel TMK: 1-5-9:2, is state lands located in Iwilei, Oahu, adjacent to the City Morgue. The subject site is bounded by Iwilei Rd. and Sumner St. and will be leased to the City for 55 years. The City will sublet the property to a nonprofit entity, Pu'uhonua Nonprofit Corp. (PNC) who will develop the facility. Upon completion,

PNC will lease the building to the IHS to operate. The ground floor, approx. 8,184 SF, will contain a multi-purpose room, kitchen, shower, bathrooms, meeting rooms, office, laundry, utility storage rooms, parking spaces and lanai. The second floor, approx. 5,184 SF, will contain a multi-purpose room, shower, storage and counseling rooms. The proposed facility will provide a new location for the IHS drop-in center. It currently operates in a building located on Beretania St. in the Pauahi Urban Renewal Area - Block "A" which is scheduled for demolition in November 1985. IHS intends to provide food, clothing, referral services to various social agencies, employment referrals, social and recreational activities, counseling services and mail services. Funds from the Community Development Block Grant Program will be utilized for architectural, engineering and construction of the community facility structure.

CONSERVATION DISTRICT USE APPLICATION FOR A NEW GOLF HOLE AT THE OAHU COUNTRY CLUB, NUUANU, OAHU, Oahu Country Club/Dept. of Land and Natural Resources

The applicant, is submitting a Conservation District Use Application to enable the construction of approx. one-half of a golf hole on approx. 5 acres within the lands owned by the Oahu Country Club. The subject property is identified by TMK: 1-9-06: por. 01. The applicant proposes to implement a driving range within the existing golf

course. The driving range will be located on what is now the 17th hole. The 17th hole, consequently, must be relocated to make room for this improvement. The planned corridor for this 17th hole will encroach into the Conservation District. The project will be implemented in two stages--build the new 17th hole (allowing the existing golf course to function undisturbed and cause no disruption to club members) and, when this work is completed, abandon the existing 17th hole for the new one and build a driving range in the area of the existing 17th hole. The new 17th hole will cross over the Urban District boundary into the Conservation District approx. halfway down its length. The entire aforementioned driving range is well within the urban boundary. This fairway and greensite area will consist of an area approx. 150' x 900' of maintained turfgrass. Some leveling of the topography will be necessary mainly at the greensite, but the intent is to follow the existing contour of the area as much as possible. Approx. 6 sand bunkers will be added and a few accent trees will be placed to complement the existing vegetation.

**REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS**

The projects listed in this section have been filed with County agencies pursuant to Chapter 205A, HRS as amended, relating to the Special Management Area of each county. For additional information, please call the pertinent county agency:

- Hawaii Planning Dept. 961-8288;
- Hnl. Dept. of Land Utilization 523-4077;
- Kauai Planning Dept. 245-3919;
- Maui Planning Dept. 244-7735.

LANDFILL AND WATERCRESS FARMING OPERATION AT WAIAWA, OAHU, Watercress of Hawaii, Inc./City and County of Honolulu  
Dept. of Land Utilization

Preparation Notice

The applicant proposes a development on 36.9 acres of mostly wetland environment. The purpose of the development is to expand existing agricultural use of the site. The proposed project is located on TMK 9-6-03: parcels 4, 5, 26-38 (excluding 30 & 35), between Middle Loch of Pearl Harbor and Leeward Community College. The land lies between the old railroad right-of-way and Waiawa Rd. in Pearl City on O'ahu. Only about 27 acres would be altered, and of this area, 5 acres are presently utilized for watercress production while the remaining acreage is in mostly non-productive uses. The basic cropping system of the expanded developed acreage would be centered upon watercress on an incremental basis from an existing 5 acres to 20 acres over a period of about 10 years. Other cropping systems, auxiliary roads and barriers, flood plains, process servicing units, and housing facilities complete the overall land-use plan. The site is particularly well-suited to watercress cultivation because of the availability of artesian spring water on the property. However, watercress cannot be grown in the existing wetland after clearing, because the low elevation of the marsh is not conducive to the water flow requirements of watercress and the lowland would be susceptible to salt incursion. The existing 5 acres in watercress production is distributed around the mauka boundary of the wetland at elevations which allow the fields to drain into the marshland. Thus, field preparation, consisting principally of raising the elevation of the 20-acre watercress unit, will be required. This task must consider, 1) that current watercress production will not be disrupted; 2) that the quality and quantity of spring water remain constant; and 3) that land filling, grading and bedding, and drainage follow prescribed standards and government regulations. Tentative estimates place the required fill material at between 120,000 and 175,000 cu. yds over approx. 20 acres of the property. As the landfill progresses, the elevation of

existing watercress plots would also be raised. Landfill management will be provided by Landsend, Inc. by agreement with Watercress of Hawaii. Landfill materials will be derived from demolition and land clearing/excavation debris only. That is, no garbage, industrial wastes, or hazardous wastes would be accepted. The material can be characterized as consisting of approx. 25% concrete and rock, 30% soil, and 45% wood and other building material. The projected time frame for the landfill operation is from two to 10 years in keeping with the agricultural development schedule. Actual progress of the fill will be dependent upon type and kind of available land-fill materials, timeliness in terms of delivery schedules, and the actual volume of material required. The major impacts identified include the conversion of a natural, although of generally poor quality, wetland to agricultural use; noise, traffic and dust problems associated with transport of till to the site; as well as the potential generation of leachate from construction materials. The leachate would probably directly enter upper Middle Loch of Pearl Harbor. The new agricultural land would be devoted to wetland crops, and the overall nature of the proposed cropping and water distribution systems (including a flood corridor) could, on balance, improve the quality of the wetland environment within the project area.

Contact: Mr. Eric Guinther  
970 Kalaheo Avenue  
Suite A300  
Kailua, HI 96734

Deadline: October 23, 1985.

CONSTRUCTION OF AN ATTACHED CLUSTER HOUSING DEVELOPMENT ON LANDS ZONED R-6 RESIDENTIAL, LAIE, OAHU, Mr. Ron Bangerter/City and County of Honolulu Dept. of Land Use

egative Declaration.

The applicant proposes the construction of an 18-unit two-story attached cluster housing development known as Wainani in three separate buildings and a separate caretaker's quarters and a central recreation area for a pool, spa, restrooms and a snack bar. The 117,676 SF parcel (TMK: 5-5-02:3 Lots 3, 4, & 5) is designated for Residential use on the Development Plan, zoned R-6 Residential District and within the Special Management Area (SMA). The proposed cluster development will contain three separate two-story slab-on-grade wood frame structures with hip roofs for a total of 19 units. Six attached units, plus a separate caretaker's quarters will border the northern boundary. Eight attached units will border the southern boundary. Four attached units and a storage building would be located in the central portion of the site, approx. 40 ft. from Kamehameha Hwy. overlooking the recreational area. Two parking stalls will be provided for each unit including the caretaker's quarters. Five additional parking stalls will be provided for guests. Two driveway entrances 20 ft. wide will provide direct access to Kamehameha Hwy. Interior drives and aisle space will be paved. The site is located diagonally south and across the highway from the Polynesian Cultural Center.

#### NEPA DOCUMENT

The following documents have been prepared pursuant to the requirements of the National Environmental Policy Act of 1969. Contact the Office of Environmental Quality Control for more information at 548-6915.

ADDITIONAL U.S. MARINE CORPS (USMC) TRAINING AREAS AT BELLOWS AIR FORCE STATION (AFS), HAWAII, Dept. of Defense, Dept. of the Air Force

Finding of No Significant Impact

The environmental assessment was

prepared in accordance with the National Environmental Protection Act of 1969. It is proposed that the existing 548 acres at Bellows AFS used for USMC training be augmented by 319 acres to meet training needs, an action which will not have a significant environmental impact. Bellows AFS is located in the City and County of Honolulu, Oahu, Hawaii. It consists of 1,571 acres and is used for military and civilian recreation, Air Force communications and U.S. Marine Corps training. The USMC training involves amphibious and air operations, as well as troop maneuvers. It is the only area available on Oahu for amphibious assault training and its proximity to MCAS Kaneohe Bay makes it cost efficient for USMC training effectiveness. The addition of 319 acres for training is proposed to alleviate this problem. No increase in the level of amphibious operations is involved. An increase in the variety of troop maneuvers and helicopter use will result. The increase of USMC training area at Bellows AFS has the potential for adverse impacts of noise on surrounding communities, damage to archaeological sites which might be eligible for the National Register of Historic Places, and disruption of activities of endangered species of birds. Mitigation and avoidance actions have been proposed for all of these possibilities. The positive environmental effects of the expansion of training areas include the fact that ground activity will be conducted over a larger area with minor increase in intensity of use and that military vehicular use of the off-station public roads will decrease in volume. It is anticipated that any controversy regarding the proposed action will be precluded by the lack of impact on the public use of the Bellows Beach and by the mitigation measures provided for environmental effects. As this is a proposed expansion of a current training area, there is no feasible alternative except no action. It is concluded that the proposed expansion of the USMC training areas at Bellows AFS will have no significant

environmental impact and that it is not controversial. The lands proposed for training expansion are currently unused. Their most current use was for cattle grazing which was conducted under a lease which terminated in 1980. The expanded area will allow the following training actions: troop exercises and amphibious land training, landing zone defense, helicopter-borne assault support, and troop loading procedures and helicopter mock-ups.

#### ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Office of Environmental Quality Control; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Wailuku 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 EIS FOR THE PROPOSED EWA MARINA COMMUNITY INCREMENT II, Ewa, Oahu, MSM & Associates/City and County of Honolulu Dept. of Land Utilization

The applicant proposes to develop Ewa Marina Community, Increment II, as a secondary urban area on the Ewa Plain. The community is planned as a water-oriented residential community. The purpose of the proposed project is to benefit the public by providing: increased recreational resources both water-borne and shoreside; increased housing (3500 units) on the Ewa Plain to accommodate secondary urban area needs; more harbor facilities and boat slips;

increased public access to the Ewa coastline; increased employment opportunities in the Ewa Plain area; and increased commercial and speciality shops for the Ewa area. Environmental factors such as the shoreline recreational amenities; dry mild and sunny climate; panoramic views; and flat topography are advantageous for development of a community. The principal objective of the proposed Ewa Marina Community is to provide a planned, water-oriented residential community to serve the housing needs of a variety of income groups. Another objective of the project is to provide boating facilities which are in limited supply on Oahu. A third objective is to achieve a community utilizing the cluster/planned development approach to housing. This concept would permit mixed housing types surrounded by a greenbelt system, maximizing open space within the development. The overall Ewa Marina Community project, consists of two increments. A previous EIS was written to cover the Ewa Marina Community, in concept, and a previous supplemental EIS was written to cover Increment I. This EIS covers Increment II of the development. Ewa Marina Community Increment II is envisioned as a 307.5-acre community with a total of 3,578 dwelling units, as well as appropriate commercial and public facilities to serve the daily needs of the residents. The proposed amenities to be provided in the community include: approx. 4.9 mi. of frontage along interior waterways; approx. 115 acres of marina waters within the development; approx. 1,600 boat slips of which about 1,000 will be in the 4 major marina basins and the remaining 600 slips will be dispersed along the waterway system; park areas to include 20.3 acres of community parks to be dedicated to the City (in addition to the 30-acre Oneula Beach Regional Park which is within the project site); a 27.5-acre preservation area; provision of a greenbelt throughout the community for pedestrian and cycling uses; approx. 100,000 SF of commercial and 40,000 SF of specialty shops for the Ewa area. Densities would

vary throughout the project from 5 to 33 units per acre. Provisions for off-site infrastructure to service the development will be made in concert with the City & County, State and Federal government agencies, as well as the Estate of James Campbell. The proposed project would create 25,900 lineal ft. of marina waterfront. Of the 7,300 lineal ft. of ocean frontage, 2,200 lineal ft. would be in residential use, 1,400 lineal ft. would be commercial and public facilities use, and 3,700 lineal ft. would be devoted to park and preservation uses. Presently, 2,500 of the 3,200 lineal ft. is the existing Oneula Beach Park. The marina entrance channel at the shoreline would be 400 lineal ft. wide. Increment II would be comprised of 16 residential parcels, 5 commercial and public facilities parcel, and the 2 proposed park sites and 1 preservation site. The residential and commercial parcels will be sold to subdevelopers/builders who in turn will subdivide respective parcels for residential and commercial developments. Parcels will be marketed as subdivision tract map approvals are obtained from the City & County of Honolulu. To a large extent, the timing for subdivision construction will be contingent upon prevailing market conditions. Construction for Increment II is scheduled to begin in 1987. This EIS is also available for review at the Ewa Beach Community/School Library.

Deadline: November 7, 1985.

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.

FINAL EIS FOR THE DEVELOPMENT OF KAWAIHAE BOAT HARBOR, KAWAIHAE, HAWAII,  
State Dept. of Transportation, Harbors Division

The project involves construction of a

small boat harbor consisting of a detached breakwater, revetted moles, interior mole, wave absorber, navigational channels, attendant onshore facilities including parking areas, administrative building, commercial areas, launching ramps, and berthing slips. The small boat harbor is proposed for construction at Kawaihae on the northwest coast of the County of Hawaii adjacent to the existing deep-draft harbor in Kawaihae Bay. This location is convenient to the majority of anticipated users and is accessible to existing highways and other infrastructure including power and domestic water. The proposed harbor, which is based on a Corps of Engineers Plan, would alter the existing condition of the 33-acre project site from a shallow sedimented, recently altered reef and dredged basin area to a permanent light-draft vessel harbor complex consisting of revetted land areas, channels, turning basin, and berthing sanctuaries. The oceanographic regime of the new harbor may substantially differ from the existing conditions. The natural bathymetry of the project area will be permanently altered by filling and dredging operations. Also, the completed harbor structures are intended to slow and deflect existing sluggish wind-generated currents, and provide shelter to small boats from the wave and surge regimes of the area. Turbid water will continue to be trapped on the south side of the partially completed breakwater of the proposed harbor, and an increase in turbidity may occur on the south side of the completed small boat harbor. This turbidity can be greatly reduced by controlling wind-borne sedimentation and constructing sediment traps for major drainage ways. The harbor will be designed so that there will be no significant restriction of the already poor water circulation in the basin. Noise and hydrocarbon emissions generated by construction equipment will be temporary, and impacts will be minor since the area is sparsely populated. Noise and hydrocarbon emissions will be generated by boats and vehicles

utilizing the completed harbor. Increased sedimentation on the harbor floor because of reduced wave action and project dredging and filling operations may result in the replacement of the already depauperate marine fauna by other organisms more tolerant of a sediment bottom. Complete harbor structures such as moles, breakwaters, etc., should serve as favorable habitats to many fish species, some corals, algae, and other invertebrates. The proposed harbor will accommodate approx. 300 small crafts within a 33-acre berthing basin adjacent to 20 acres of onshore facilities and harbor structures. Harbor features include an existing main access channel and turning basin which will be protected by a proposed extension of the existing northern breakwater. A revetted mole on the southern end of the harbor and an off-shore breakwater will protect a secondary access channel. Projecting into the interior of the harbor will be a wave absorber at the end of a proposed interior access mole. Onshore facilities will include access road, parking, dry storage area, launching ramp, administration building, fueling dock, boat repair area, landscaping, and irrigation. Five phases of development are recommended to provide orderly sequences of construction of the harbor.

This Final EIS is also available for review at the following libraries on Hawai'i: Bond Memorial, Kailua-Kona, and Thelma Parker Memorial/Waimea Area.

Status: Currently being processed by OEQC.

FINAL EIS FOR SEWER TUNNEL RELIEF,  
HONOLULU, OAHU, City and County of  
Honolulu Dept. of Public Works, Division  
of Wastewater Management

Progressive structural degradation, declining capacity, and difficulty in maintenance of the existing Manoa-Kaimuki Interceptor Sewer pose a potential threat to public health and safety. To alleviate this problem and

adequately serve the existing and projected needs of the public, a new Sewer Tunnel Relief is proposed. The proposed project shall include construction of the new relief sewer which is divided into four increments. The project corridor extends from the intersection of South Beretania St. and Ward Ave. (beginning of Increment 1-B) to the intersection of Keanu St. and Palolo Ave. (end of Increment 4) in Kaimuki. Two alternative alignments have been considered for Increment 4, through the Saint Louis High School/Chaminade University campuses. The preferred alignment is designated the "Mauka Route," which would begin near the intersection of Dole St. and Kanewai St. The tunnel would straddle residential lots to St. Louis Dr., near Kaminaka St., continue across the Saint Louis High School/Chaminade University campuses, under an existing park and interior road to the athletic field, reconnecting to the existing tunnel at Keanu St., near Palolo Ave. In addition to the four major project increments, a relatively smaller improvement is proposed along Keanu St. Major construction methods considered are the cut and cover method and tunneling. The cut and cover method represents the traditional trenching method of excavation. Tunneling is anticipated to be used for deeper excavation and where use of the cut and cover construction method would be impractical or more costly. The discussion of construction operations also includes the following topics: Portals, Shafts, and Manholes; Construction Yards and Portal Sites; Disposal of Spoils; Temporary Construction Easements; and Control of Operations. The alignment for the Sewer Tunnel Relief involved consideration of design and maintenance constraints, ground conditions, existing obstructions, and the anticipated short-term impacts of construction along the selected route. Desired features of the proposed relief sewer include an alignment close to the existing interceptor sewer to reduce the need for an extensive diversion and collection system to convey flows to the new relief

sewer, an open trench method of construction, an invert elevation above the groundwater table, and sufficient slope. In addition, the proposed Sewer Tunnel Relief will be located in public roadways or accessible easements with manholes located to facilitate easy maneuverability of vehicles and equipment for maintenance. The area proximate to the new relief sewer should not be adversely impacted by odors. Noise and the obstruction of traffic caused by construction and maintenance operations for the proposed Sewer Tunnel Relief are anticipated adverse impacts. There are a variety of land uses along the project corridor including residential, industrial, commercial, institutional, recreational and transportation facilities. Environmental impacts are examined from regional and corridor perspectives. Short-term construction related corridor impacts include those associated with economics, noise, waste spillage and dispersion, air quality, traffic, utilities, hydrology, public safety, blasting and worker safety, archaeological/historic sites and public facilities. Long-term beneficial impacts of the proposed project include the assurance of greater public health and safety conditions for service area residents and minimal maintenance requirements. The short-term or construction-related impacts will be temporary and localized. Once construction activities are completed, surface conditions will be restored to pre-construction conditions or better, with no visible impacts of the project. The proposed relief sewer will assure the continued maintenance of public health and welfare as well as facilitate achievement of City Development Plan objectives by providing the necessary additional capacity to allow growth in the Primary Urban Center. Given the present uncertainty as to specific construction methods and contractor requirements, the EIS is unable to provide detailed discussions on site specific impacts. In view of these uncertainties, therefore, a broad range of impact are evaluated, including

probable impacts at sensitive locales such as parks, streams, and schools. ~~Requirements for construction will be finalized during the design phase of the project (i.e., preparation of construction drawings and specifications).~~ Moreover, the City and County's construction management program ~~will be implemented to be responsive to corridor institutions', businesses' and residents' concerns.~~ The project will be funded by Federal, State and County funds. The total estimated cost is \$40.2 million and the projected construction time periods include 540 days for Increment 1-B and 720 days each for Increments 2, 3 and 4 respectively. Construction of Increment 1-B is projected to begin in mid 1986. This draft EIS is also available for review at the McCully-Moiliili Library.

Status: Currently being processed by the Dept. of Land Utilization and OEQC.

FINAL REVISED ENVIRONMENTAL IMPACT STATEMENT ADDENDUM FOR LEEWARD DISTRICT SANITARY LANDFILL AT WAIMANALO GULCH SITE, WAIANAE, OAHU, City and County of Honolulu Dept. of Public Works

This Final Revised EIS Addendum is also available for review at the Waianae Library.

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

FINAL EIS FOR HAWAII KAI MARINA ZONING, HAWAII KAI, HONOLULU DISTRICT, OAHU, Kaiser Development Co./City and County of Honolulu Dept. of Land Utilization

This Final EIS is also available for review at the Hawaii Kai Library.

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

FINAL EIS FOR REZONING FROM AG-1 AGRICULTURAL DISTRICT TO R-6 RESIDENTIAL DISTRICT FOR DEVELOPMENT OF MELEMANU WOODLANDS-PHASE III, WAIPIO, EWA, OAHU, Towne Realty, Inc./City and County of Honolulu Dept. of Land Utilization

This Final EIS is also available for review at Mililani Library.

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

FINAL EIS FOR THE DEVELOPMENT PLAN FOR THE HAWAII OCEAN SCIENCE AND TECHNOLOGY PARK AND PROPOSED EXPANSION OF THE NATURAL ENERGY LABORATORY OF HAWAII AT KEAHOLE, NORTH KONA, HAWAII, High Technology Development Corporation

This Final EIS is also available at Bond Memorial (Kohala), Holualoa, Kailua-Kona, Kealahou, and Thelma Parker Memorial (Waimea area) Libraries.

Status: Accepted by Governor Ariyoshi on September 20, 1985.