

# OEOC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

November 8, 1985

No. 21

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

\*\*\*\*\*

All Chapter 343, HRS documents submitted for publication in the OEOC 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.

HAWAII OCEAN CENTER, HONOLULU, OAHU, Dept. of Accounting and General Services

The Hawaii Ocean Center (HOC) is proposed by the State of Hawaii as a facility to "promote awareness, understanding and appreciation of the ocean as part of Hawaii and the life of its people." Preliminary programming analysis indicates probable facility requirements based on attendance scenarios of 600,000 and 1,000,000 visitors per year. Final program analysis is currently being conducted and will be used as a basis for preparing the EIS. Four alternative sites are being considered for the HOC. These sites are described below:

Site	TMK	Land Area (acres)	Remarks
Waikiki Aquarium and Natatorium	3-1-31:3 and 6	7.693	Site of Waikiki Aquarium and abutting Waikiki War Memorial Park and Natatorium
Kewalo Basin	2-1-58: 1, 61, 62, 70 and 71	7.232	Triangular peninsula off Kewalo Basin
Point Panic I	2-1-60:8	21.540	Along coast, adjacent to University of Hawaii's Look Laboratory
Point Panic II	2-1-59: 1 and 3	25.104	Area between Ohe and Ahui Streets, makai of Ala Moana Boulevard

Since the site selection process has not been completed, the draft EIS shall address impacts for each alternative site. Impacts to be considered shall include short term construction related impacts as well as long-term impacts, as it relates to traffic infrastructure, environment (air, noise, water quality, etc.), economy and land use. Appropriate mitigative measures shall be identified for detrimental impacts associated with each site.

Contact: Wilson Okamoto & Associates, Inc.  
P.O. Box 3530  
Honolulu, Hawaii 96811

Deadline: December 8, 1985.

STATE LAND USE DISTRICT BOUNDARY PETITION FOR KAUPULEHU DEVELOPMENT, KAUPULEHU, NORTH KONA DISTRICT, HAWAII, Kaupulehu Developments/State Land Use Commission

The applicant is proposing to expand the existing resort on the makai Kaupulehu land into a self-contained intermediate resort/residential community. The shorefront property would be developed in conformance with the Hawaii County General Plan Intermediate Resort designation for the area. The development concept for the intermediate resort is a low density project integrating a hotel and beach club, beach and golf condominiums, and a full range of facilities and amenities, including two championship golf courses. Proposed are a 600-900 room hotel with a beach club; 50-150 residential beach condominiums; 350-450 golf course condominium units; and two 18-hole championship golf courses. In seeking the land use district boundary amendment, Kaupulehu Developments has one primary objective: to expand the existing resort area on the makai Kaupulehu land into an economically viable resort/residential community in conformance with the Hawaii County General Plan Intermediate Resort designation for the area while adhering to environmentally sensitive design standards. Kaupulehu Developments is the lessee of approx. 2,829 acres of land makai of Queen Kaahumanu Hwy. the ahupuaa of Kaupulehu (TMK: 7-2-03:1). Kona Village Resort is located on about 60 (59.918) acres (TMK: 7-2-03:3)

bringing the land area in the portion of the ahupuaa makai of Queen Kaahumanu Hwy. to about 2,889 acres. Of this total acreage, 318 acres are presently designated urban by the State Land Use Commission and the remaining 2,571 acres are in the conservation district. Kaupulehu Developments is requesting the State Land Use Commission to amend the State land use district boundaries in two ways. First, by placing an additional 575 acres in the urban district; and second, by returning to the conservation district 123 acres. The proposed development has the potential to have significant impacts on the environment because of the extent of lands proposed to be reclassified from conservation to urban (575 acres), because the project involves lands adjacent to the shoreline, and because numerous archaeological sites are located within the project boundaries.

Contact: Belt, Collins & Associates  
606 Coral Street  
Honolulu, Hawaii 96813

Deadline: December 8, 1985.

CENTRAL MAUI LANDFILL PROJECT, COUNTY OF MAUI, County of Maui Dept. of Public Works

The County of Maui has determined that a new, centrally located sanitary landfill site is needed. Currently, the County operates four landfill sites. These landfills were established between 1966 and 1970, and with the exception of the Hana Landfill, all are nearing the end of their useful lives. A new landfill site is needed to accommodate solid waste volumes of more than 100,000 tons per year. The proposed project is a Central Island-Wide Sanitary Landfill for the County of Maui. The project site is a portion of an existing rock quarry

in Central Maui, near the mill town of Puunene at TMK: 3-8-03:18, 19, 20, 21. This site is centrally located with respect to major population centers; it is also in a rural, agricultural area. One of the primary considerations in landfill design is the availability of nearby cover material. The site has stockpiled soil material from quarry operations that is suitable for cover material, and additional excavation of the quarry floor will yield additional cover material and landfill capacity. This combination of a central yet rural location and nearby availability of suitable cover material makes the site operationally and environmentally well-suited to the development of a major landfill facility. The project will have both beneficial and adverse environmental impacts. The primary beneficial impact will occur in the area of public services and facilities: a new, centrally located landfill site will come on line in 1987, and this site will accommodate the County's solid waste disposal needs through at least 1998. From a public health perspective, the project will also provide a solution to an imminent problem at the Waikapu Landfill which is already exceeding its planned capacity. The elimination of the Waikapu Landfill is a major benefit that will result from this project. The primary potential adverse impact is in the area of contamination of surface water and groundwater resources. Contaminated runoff water or leachate from the landfill site can have a significant adverse effect if allowed to escape into neighboring streams or underground water zones. The project is located far from the closest groundwater supply and its design includes a number of runoff and leachate control measures that will minimize the risk of water contamination. Other

miscellaneous aesthetic impacts such as potential noise, dust and vector problems have been addressed in the design of the facility. An overall assessment of the impacts indicates that the benefits significantly outweigh the adverse impacts and that the project will be beneficial to the County. The overall objective of the proposed project is to utilize this existing disturbed site as the County's main landfill facility during the period 1987 to 1998.

Contact: R.M. Towill Corporation  
677 Ala Moana Blvd.,  
Suite 1016  
Honolulu, Hawaii 96813

With a copy to:

County of Maui  
Department of Public Works  
Waste Management Division  
Attn: Mr. Edwin Kagehiro  
200 S. High Street  
Wailuku, Hawaii 96793

Deadline: December 8, 1985.

#### 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.

KAUAI

CONSTRUCTION OF A SEAWALL ALONG THE SHORELINE TO REPLACE REMNANTS OF A FORMER SEAWALL, KUKUIULA, KAUAI, Mr. and Mrs. James Hallbeck/County of Kauai Planning Dept.

The applicant proposes to construct a 6-ft. high reinforced, concrete seawall along the shoreline to replace remnants of a former seawall damaged by Hurricane Iwa. The wall would be faced with lava rock tapering from a width of 4'6" at its base to 1' at the top. The objective is to protect the property from storm waves and associated erosion, along with wave splash and salt spray/water damage, and to have their wall match the neighboring walls in terms of height and appearance. Accessory 4' high retaining walls are proposed along the side boundaries on top of existing walls a hold backfill. The applicant also proposes to pool on the makai side of the property which would protrude 7' into the shoreline setback. The project location is identified as TMK: 2-6-11:4 Lot 11, at Kukuiula, Kauai, makai of Lawai Rd., 100 ft. east of its intersection with Amio Rd. The subject property abuts a rocky shoreline with seawalls extending hundreds of feet on either side of the property. The current FIA flood maps indicate that the property is in A-4 (100-yr. flood) and C (minimal flooding) zones. The draft revised flood maps place the property within V-11 (coastal high hazard) and C zones.

IMPROVEMENTS TO KULA RICE LOTS DITCH, WAILUA, KAUAI, Dept. of and and Natural Resources, Division of Water and Land Development

The proposed project in east Kauai is to restore the capacity and usefulness of the Kula Rice Lots Ditch through repair of damaged sections and rehabilitation or replacement of system components. The Kula Rice Lots Ditch, on property identified as TMK: 4-1-09:20, presently serves the University of Hawaii Agricultural Experiment Station in Wailua, and at least four farmers who occupy State lands in the section of Wailua designated on tax maps as the "Wailua Rice and Kula Lots." The ditch has been in need of repair since Hurricane Iwa struck the island in 1982. Sections of the ditch are unlined. As a result, Hau trees which thrive on wet ground rapidly begin to grow and obstruct the free flow of water in the ditch. To repair and restore the usefulness of the ditch, concrete linings, wooden flumes, or closed conduits will be needed. The section of the ditch earmarked for repair is located along a 4,000-ft. length between Opaekaa intake and the University of Hawaii outfall and involves: a) repair of damaged reaches and removal of obstruction to flow; and b) replacement of irreparably damaged sections of concrete lining, flumes, or closed conduits, as appropriate. The Experiment Station and farmers provide valued services and functions which would be imperiled if the flow of water is shut off to their respective projects and enterprises. Although a properly operating Kula Rice Lots Ditch supplies water fed only by gravity flow, and hence requires no operational cost, occasional infusions of energy in the form of repair and replacement are necessary to maintain that supply.

OAHU

OAHU-KAUAI MICROWAVE SYSTEM  
ANTENNA INSTALLATION AT MT. KAALA,  
HIWAHA, OAHU, Dept. of Accounting  
and General Services

The proposed action consists of the installation of a 6-ft. high antenna support and an 8-ft. diameter open grid disk antenna, a 6-ft. high transmission line support and approx. 325 linear ft. of 1-5/8 in. diameter transmission line. The project site is located on a sloped area covered with waist high brush and is identified as TMK: 6-7-03:25, 6-7-03:23 and 7-7-01:01. Since the project will be constructed on State land, no land will be removed from the tax base. The primary intent of the antenna installation is to establish a radio communications link between Oahu and Kauai for the purpose of passing emergency communications such as medical information, forestry, civil defense and coordination, direction and control during natural disasters. This capability is not currently available.

CONSTRUCTION OF MAKAKILO COMMUNITY SHOPPING CENTER, HONOULIULI, EWA, OAHU,  
The James Campbell Estate/City and County of Honolulu Dept. of Land Utilization

The project will provide for the development of a community shopping center with more than 225,000 sq. ft. of floor space, to include a supermarket, restaurants, a variety of shops and offices, a theater, a home improvement center, and a gasoline service station. The site being analyzed for the proposed community shopping center is situated in Honouliuli, Ewa, Oahu, and is identified as TMK: 9-1-16:29. The site is located directly makai of the established residential community of Makakilo. The Makakilo area and proposed community shopping

center site are both located on the southern slopes of the Waianae Range in the Ewa District. The site is bounded by the H-1 Freeway to the north, Makakilo Dr. to the east, and Farrington Hwy. to the south. The narrow, triangular-shape site contains a land area of 29.543 acres and is approx. 2,800 ft. long, with an average depth of about 600 ft. The site has approx. 2,600 ft. of frontage along the H-1 Freeway, and 2,800 ft. of frontage along Farrington Hwy. With the proposed increased growth of the Ewa area and the already established communities of Makakilo, Honokai Hale, Barbers Pt. Housing, and Ewa, additional commercial facilities need to be provided. The proposed shopping center property is situated closer to most of these communities than the Campbell Industrial Park and should, therefore, be more convenient to shoppers.

PROPOSED TRANSFER OF PROPERTIES FROM THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) TO THE ASSOCIATION OF RETARDED CITIZENS OF HAWAII (ARCH) AT PUNCHBOWL, OAHU AND MCCULLY, OAHU,  
DHCD/City and County of Honolulu Dept. of Land Utilization

DHCD has entered into an agreement with ARCH to dispose two remnant-vacant City-owned properties to develop housing for the developmentally handicapped. The project involves the transfer of land titles to ARCH. No physical work on the land is needed to complete the work. Lands to be disposed to ARCH include:

1. TMK: 2-2-13:83 and 84  
Area: Parcel 83: 2,094 sq. ft.  
Parcel 84: 2,343 sq. ft.  
Address: 224 and 228  
Auwaiolimu St.  
Punchbowl, Oahu

2. TMK: 2-8-13:67  
 Area: 2,811 sq. ft.  
 Address: 1948 Dole Street  
 Corner of Dole and  
 Olive Sts.  
 McCully, Oahu

The project scope involves development of group homes for the mentally retarded.

GOVERNMENT OFFICE BUILDING,  
 DOWNTOWN, HONOLULU, OAHU, City and  
 County of Honolulu Building Dept.

The proposed action involves: 1) the renovation of the Old Court House Bldg. at 842 Bethel St. to house elements of the City's Dept. of Finance including the Motor Vehicle and Licensing Div., the Dept. of Motor Vehicle Registration Section, the Driver Licensing Branch, the Real Property Assessment Div., and the Tax Map Branch; 2) the construction of an addition to the makai side of the Old District Court Bldg.; 3) the renovation of the 51 Merchant St. building to house the Dept. of Finance's Dog and Bike Licensing Section; and 4) the construction of a 108-space parking structure in the area makai of the Old Court House Bldg. for City employee parking and for road testing as part of the driver's licensing procedure. A landscaped exterior courtyard with paving and seating will be constructed between the Old District Court Bldg. and the proposed parking structure. The Old Court House Bldg. is located on Merchant St. between Bethel and Nuuanu and is addressed 842 Bethel St. The proposed addition is appended to the makai side of this structure near Nuuanu Ave. The proposed parking structure is located on the portion of the block bordered by Nimitz Hwy., Bethel St., Nuuanu Ave., and Merchant St. makai of the Old Court House Bldg. The 51 Merchant St. building is located at the

diamond head/makai corner of Bethel and Merchant Sts. The project properties are identified as TMK: 2-1-02:20, 24, & 26. The interior of the Old District Court Bldg. will be cleaned out and refurbished to accommodate the new functions designated for it. A two-story addition to the Old District Court Bldg. measuring 30 ft. high and 1,740 sq. ft. of additional floor area is proposed. A loading zone will be constructed between the new addition and the street to accommodate temporary parking for cargo containers to off load license plates and other bulk material. Access will be from Nuuanu Ave. The interior of the 51 Merchant St. building will be cleaned out and refurbished to accommodate the new functions designated for it. A new 111-stall four level parking structure is proposed. The overall height of the structure at Nimitz Hwy. will be 33 ft. to the top of the parapet wall. Five of the 60-85 street parking spaces on the makai side of Merchant St. next to the Old District Court Bldg. will be reserved for public use in connection with road testing. A landscaped courtyard is proposed between the Old District Court Bldg. and the proposed parking structure to provide an area for people to sit and wait and for employees to take their lunch and breaks. The objective of this project is to preserve a historic building, optimize the use of City property and to physically consolidate a City department.

MAUI

CHANGE IN USE OF AN EXISTING  
 BUILDING AT LAHAINA, MAUI,  
 J. G. Vannoy/County of Maui Dept.  
 of Public Works

The applicant proposes to change the use of an existing building from a hotel to general business and retail use. The Lahaina Business Plaza building is located at the corner of Papalaua and Wainee Sts. in Lahaina town and is located within the Lahaina Historic Landmark Boundary at TMK: II 4-5-6:4. The parcel is "L" shaped and is currently developed with a two-story, 19,980 sq. ft. motel building, and paved parking lot. The applicant proposes very few changes to the existing buildings in connection with the use change. A swimming pool, pool cabana and driveway cover have been demolished making room for additional parking. A one hour fire wall is being installed along the sides of the buildings that adjoin the Chevron Station and Foodland. The building is being repainted and considerable deferred maintenance will be taken care of. The proposed change in use is in compliance with current zoning and all other State and County requirements and will result in minimal long- and short term environmental effects. Infrastructure services such as water, electrical, and sanitary sewers are adequate for the subject existing buildings. Inasmuch as no new construction is involved, there will be no negative effects on these facilities.

MISCELLANEOUS IMPROVEMENTS AT LAHAINA BOAT HARBOR (PHASE III), MAUI-JOB H.C. 4109, LAHAINA, MAUI, State Dept. of Transportation, Harbors Division

The existing Lahaina Boat Harbor is near the center of the town. It has an area of 80,000 sq. ft. and a capacity of about 93 small craft. It is protected by an L-shaped offshore breakwater which is 1,000 ft. long and founded on a fringing coral reef. A marginal wharf, which is near the shore and

extends 300 ft. parallel with it, was constructed in 1966. An additional marginal wharf, located along the inner tow of the breakwater, was constructed in 1971 and has legs extending 180 ft. seaward and 390 ft. parallel to the shore. The wharf parallel to the shore was extended 240 ft. toward the channel entrance in 1984. The deck of the wharf is wood, 4 ft., 6 in. wide, at an elevation of +4.0 ft. mean lower low water and mounted on concrete piles. The proposed project consists of providing the recently extended marginal wharf with lighting, outlets, and water. Also, the project calls for the installation of 1-1/2" diameter pipe railings at the existing Lahaina Wharf. Since plans for a new harbor at Lahaina have been abandoned, this project is being initiated to upgrade the existing harbor.

LANAI

LANAI CITY FACILITIES PLAN, LANAI CITY, LANAI, County of Maui Dept. of Public Works

The project area is situated in Lanai City on the island of Lanai, which is located approx. 65 mi. southeast of Honolulu, Oahu. The existing sewerage system services most of Lanai City, with the exception of the area east-northeast of Queens Ave. and is designed to meet the needs of the current de facto population of 2,575. Approx. 35 single-family residences and a community social hall east-northeast of Queens Ave. still utilize cesspools, which are serviced as needed by the County of Maui. Several residences within the unsewered areas of Lanai City currently experience cesspool backup and overflows. This poses a public health problem to the community of Lanai City. The present treatment system must

be expanded to accommodate the projected population of 4,750 for the year 2001. Without the proposed expansion of the treatment system, future developments in Lanai City will have to resort to the use of cesspools. In the Water Quality Management Plan for the County of Maui (1980), the need for a sewerage system is recognized. The proposed actions are intended to meet the objectives stated in the Water Quality Management Plan for the County of Maui. Specifically, the proposed actions include: 1) expanding the sewer system to service the unsewered areas of Lanai City; and 2) constructing additional stabilization and infiltration ponds to supplement existing needs as well as meet the future needs of Lanai City. The existing sewerage system will be extended to incorporate the unsewered area east-northeast of Queens St. The sewers proposed for this area will be 8" diameter pipes placed largely within existing roadways. A few short segments will be constructed outside of roadway rights-of-way but will not threaten any endangered species; these areas are vegetated with exotic species such as Norfolk pine, eucalyptus, and assorted common "turf" grasses. The proposed alignment will not require the elimination of any pine trees. The existing treatment pond site totals 19.8 acres. These ponds will be supplemented by an additional 12 acres to lessen the potential odor problems. Expansion to meet future needs will be constructed in two phases: the first phase will add 48 acres of additional stabilization and infiltration ponds; if population growth projections materialize, a second phase of 25 acres of ponds will be constructed. The potential aggregate acreage required totals approx. 85 acres. After treatment in the stabilization ponds,

effluent from the sewered portions of Lanai City is currently disposed of by seepage ponds. The proposed action will supplement the existing ponds to meet the needs of the planned developments.

HAWAII

CONSERVATION DISTRICT USE APPLICATION for (1) AFTER-THE-FACT ROAD REPAIR; (2) ACCESS ROAD RE-ALIGNMENT; AND (3) BUILDING ADDITION AT KULANI CONE, KULANI, HAWAII, Hawaiian Telephone Co. (HTCo)/Dept. of Land and Natural Resources

The two actions proposed include: 1) after-the-fact approval for emergency repairs to sections of an access road and a road bank on Kulani Cone; and 2) approval for improvements to existing facilities on Kulani Cone including realignment of a section of the access road to provide safer passage for its users and an addition of a battery shed for the safe storage of wet cell batteries. Due to the urgent need to stabilize the access road and road bank before the next rainy season, emergency authorization was granted by the DLNR on May 7, 1985 to begin immediate repairs to these areas. The emergency repairs were recently begun. The 1,712 ft. of road which underwent gravel-overlaying included 1,533 ft. of road within the leased right-of-way (TMK: 9-9-01:07) and 179 ft. of road within State land which is administered by Kulani Honor Camp (TMK: 2-4-08:09). TMK: 9-9-01:24 is owned by Bishop Estate and leased to Hawaiian Telephone for telecommunication facilities. From the standpoint of safe access, the emergency work performed is sufficient for the road section within the Bishop Estate land. However, for the 179 ft. of State-owned road, the embankment on the east side of the

road is severely eroded and threatens to collapse onto the existing road. An embankment collapse would block the only access to the numerous transmission facilities, and may endanger the lives of those who use the road. By shifting the alignment of the road approx. 10 ft. toward the west and correcting the slope of the road cut, the danger of collapse upon users or blockage of the road will be minimized. Road re-alignment will be performed by abandoning the existing undesired road section and cutting a new road along the west side of the existing road. The new road section will be matched to the existing road at the beginning and end points of construction. Creation of the new road will require cutting into an existing embankment which rises up to 10 ft. above the existing road. Approx. 160 cu. yds. of the embankment will be cut to form the new road. The excavated material will be removed from the access road area and disposed of off-site. All re-aligning work will involve excavation; there is no embankment work required. The a'a gravel surface course on the abandoned section of road will be removed and placed onto the new road section for stabilization. In order to resolve the problem of unsafe and crowded working conditions within the HTCo equipment building, the second part of the proposed action is to construct a shed adjacent to the existing building for the separate storage of the wet cell batteries and rectifiers. This action will create more clearances around the equipment in the existing building and around the batteries in the new shed. The addition will also permit flexibility for possible equipment upgrading in the future. The new battery shed will be constructed as a separate building addition abutting the north wall of the existing building and fitting between the

building and the transmission tower. A pylon with its concrete foundation is presently located where the shed will be constructed. This structure will be removed before the shed is built. The approximate dimensions of the shed will be 23' long x 7' wide x 9' high.

CONSERVATION DISTRICT USE  
APPLICATION FOR CATTLE GRAZING AND  
CONSTRUCTION OF FENCE AT PIIHONUA,  
SOUTH HILO, HAWAII, Mr. Arthur  
Martinez/Dept. of Land and Natural  
Resources

The applicant proposes constructing a fence for the purpose of cattle grazing at Piihonua, South Hilo, Hawaii on property identified as TMK: 2-6-18:6. Permission is sought to fence in 20 acres of the 52.9-acre parcel so that cattle can be secured within the fenced-in area. The cattle raised, 6 at any one time, are planned for personal consumption. The proposed use is a conditional use within the resource subzone of the conservation district.

CONSERVATION DISTRICT USE  
APPLICATION FOR TWO AFTER-THE-FACT  
SEAWALLS AT PUNA, HAWAII, Mr.  
Bernard Chun/Dept. of Land and  
Natural Resources

The application is for two after-the-fact seawalls fronting parcels at TMK: 1-2-17:33, 34, and 38 which were constructed in 1978 and 1979. The walls were built to slow down erosion of the property. The two rock walls are 90 and 95 ft. long and 3 ft. high. Construction of the two after-the-fact seawalls is a conditional use of the resource subzone of the conservation district.

## NEPA DOCUMENTS

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.

REPLACEMENT OF SCIENTIFIC OBSERVATION TOWER AND PORTABLE LABORATORY, BELLOWS AIR FORCE STATION, OAHU, University of Hawaii-University of Rhode Island-University of Miami/U.S. Air Force

### Finding of No Significant Impact

This environmental assessment has been written to comply with the provisions contained in AFR 19-2, which requires an assessment on any action affecting archaeological/historical sites. The proposed action will involve the removal and replacement of an atmospheric sampling tower (4'W x 6'L x 56'H) and a small laboratory building (5'8"W x 7'5"L x 7'5"H) along with its 15' high platform. The old facility had deteriorated from storms and weather to the point of being unsafe after being operated for nearly 18 years. A new atmospheric tower (4'W x 6'L x 66'H) and a small portable laboratory building (8'W x 8'H x 20'L) is proposed to be erected on an area of land 24' x 26'. The new tower will be bolted to the existing concrete pad and 4 new guy anchors will be installed at locations at 45° off each leg. Each anchor will be approx. 3' below the existing surface of the soil. The laboratory will be installed on the existing concrete pad. Due to the size of the new portable building and the condition of the existing security fence, a new security fence (4'W x 26'L) must be installed for security and safety purposes. These facilities are nearly an exact replacement for the units

which are being removed. The action is required to upgrade the existing atmospheric sampling facilities, which have been there for about 18 years, for on-going research in atmospheric chemistry. Several studies supported by federal grants from the U.S. National Science Foundation are currently being undertaken and new programs will be initiated in the summer of 1985 through 1987. Studies of the long range transport of dust from the Gobi Desert in China to the North Pacific are of particular importance. The facility at Bellows AFS, along with several research cruises on the University of Hawaii research vessel Moana Wave off the coast of Hawaii, will help to better understand the long range transport systems responsible for much of the sediment on the ocean floor. These studies are also concerned with the long range transport of air pollution material from Asia and North America to the Hawaii region. These studies, which measure gaseous and particulate components of the atmosphere, have been on-going at this site as part of the research programs of the Universities of Hawaii, Rhode Island, and Miami. The proposed action will provide a slightly higher tower with more square feet of work space at the top of the new tower to handle additional atmospheric sampling equipment. It will also provide much needed laboratory facilities for on-site handling of samples. A new security perimeter fencing around the complex will provide for better security and greater safety for the public. The proposed site is located at the northern portion of Bellows Air Force Station and is bounded by Tinker Rd. to the west, Waimanalo Stream to the north, and the Pacific Ocean to the east.

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE DESIGNATION OF A DEEP OCEAN DISPOSAL SITE NEAR JOHNSTON ATOLL FOR BRINE AND SOLID WASTE, U.S. Environmental Protection Agency

Draft Environmental Impact Statement (DEIS)

Previously published on October 8, 1985.

The comment period on the Draft EIS ends on November 18, 1985.

Comments should be addressed to:

Mr. Paul Pan, Chief, Environmental Analysis Branch, Office of Marine and Estuarine Protection, Environmental Protection Agency (WH-556M), Washington, D.C. 20460.

**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 WAIKELE DEVELOPMENT, LII, WAIKELE, EWA DISTRICT, OAHU, Amfac Property Development, Corp./City and County of Honolulu Dept. of Land Utilization

A rezoning proposal for a 577.2-acre site has been prepared and submitted for the Waikele Development planned community. The project, as proposed, would comprise of: approx. 2700 residential units; a 150,000 sq. ft. commercial center; an office/business park; a recreation center; an 18 hole golf course; neighborhood parks; Fire Station site; and an elementary school site. Requested rezoning is from existing AG-1 to R-6 Residential, A-1 Low Density Apartment, P-1 Golf course/Parks, and B-2 Commercial Center/and Office/Business Park. The site is located mauka of Interstate Route H-1 between Kamehameha Hwy. and Waikele Stream/Kipapa Gulch and identified as TMK: 9-4-2:3, 10, 11, por. of 12, 31, and 41; 9-4-7:10, 12, 13, and 32. Lands to be rezoned are vacant except for the Amfac nursery operation and some Oahu Sugar Co. management personnel residences. The project site is currently planted with 200± acres of ratoon sugar cane which serves to control dust and erosion. A major portion of the land has been withdrawn from active sugar cultivation with the implementation of the Oahu Sugar Co.'s survival plan designed to increase efficiency through reduction of the size of its operation, and the elimination of high cost fields. The proposed project is based upon the Waikele Master Plan which is a development concept for a total, planned community. This plan would include approx. 2,700 residential units. A commercial center including a supermarket, drug store and small retail spaces, financial institutions, professional offices, restaurants and convenience stores, will be one of the major activity centers within the development. An office/business park will provide a major employment center for clean, technical service industries. Recreational

facilities will include a regulation-sized golf course, a central recreation center and neighborhood parks. The total project area will be master planned and fully landscaped. Physical alterations in changing the open fallowed field to a developed area will include some impact in and out of the project site such as: changes in traffic, air and noise conditions; utilities and service requirements; and impacts on the social environment. The Waipahu 2000 Master Plan is a key element for the transition of Waikele into the Waipahu community. Environmental effects which cannot be avoided consist primarily of short term construction impacts. Project alternatives and other considerations of project compliance are outlined in the document.

This draft EIS is also available for review at the Mililani and Waipahu Libraries.

Deadline: December 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 SUPPLEMENTAL EIS AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR CONSTRUCTION CAMP HOUSING AT HALE POHAKU, HAMAKUA, HAWAII,  
University of Hawaii

The purpose of the construction camp is to support telescope construction activities on Mauna Kea to the year 2000. The SRCDP projects that a total of 13 telescopes will be constructed on Mauna Kea by that time; this includes the facilities that are

now operating and those under construction, the W. M. Keck Observatory, and four as yet uncommitted additional major telescopes. Based on the interest shown by potential telescope projects in the past 2 years, the need to demolish the temporary UH buildings which have served as construction worker housing in the past, in order to make room for additional permanent dormitories is imminent. In addition, space is extremely limited in these buildings and there is no room for expansion. Because it was determined that all construction camp housing should be located in one general area, it was necessary to identify a suitable area for a construction camp that could eventually accommodate the housing needs of all construction workers, even if several telescopes were under construction at one time. A mid-level facility at an elevation above 9,000 ft. was recommended by various physicians as necessary for the effective operation of the summit telescopes and, by inference, the effective operation of construction machinery. Officials at UH have learned, from their on-going experience on Mauna Kea, that acclimatization has been best obtained by having individuals spend time continuously at 9,000 ft. or slightly higher when working at the summit. For the health and safety of the construction workers, it is important that accommodations be provided that will allow them to remain acclimatized during the time that they are working at the summit. A proposed subdivision action within the conservation district for an approx. ±21-acre site at Hale Pohaku, which would include the construction camp and staging areas, is currently before the Board of Land and Natural Resources. UH is requesting the disposition of a single lease document from DLNR covering the entire ±21 acres. The

construction camp is planned to be developed in increments, with buildings being constructed only when actually needed. It is anticipated that during the next 15 years from 60 to 140 construction workers will require bedspaces at Hale Pohaku at one time. Two to four additional buildings will be required to provide common spaces for cooking, dining and lounge facilities. The camp will generally be occupied on weekdays, with workers returning to their homes on weekends.

This Final EIS is also available for review at the Bond Memorial (Kohala), Kailua-Kona, Mountain View Community-School, Pahoa Community-School, and Thelma Parker Memorial/Waimea Area Libraries.

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

FINAL EIS FOR THE PROPOSED KUILIMA RESORT EXPANSION, KOOLAULOA DISTRICT, OAHU, Kuilima Development Company/City and County of Honolulu Dept. of Land Utilization

Previously published on October 8, 1985.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on October 30, 1985.

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

Previously published on Sept. 23, 1985.

This Final EIS is also available for review at the McCully-Moiliili Library.

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

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

Previously published on Sept. 8, 1985.

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

Status: Accepted by the City and County of Honolulu Dept. of Land Utilization on October 7, 1985.

#### NOTICES

#### STATE ENVIRONMENTAL COUNCIL MEETING

Date: November 25, 1985  
Time: 5:00 p.m.  
Place: State Capitol,  
Senate Conference Room 3

#### PROPOSED AMENDMENTS TO THE COUNTY OF HAWAII DEPARTMENT OF PUBLIC WORKS EXEMPTION LIST

Previously published October 23, 1985.

Pursuant to Sec. 1:33(a)(1) of the EIS Regulations, the County of Hawaii Dept. of Public Works has submitted proposed amendments to its exemption list to include actions under categories 1, 4, 5, and 6.

The Environmental Council is reviewing the proposed amendments 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: November 22, 1985.

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: December 8, 1985.

PROPOSED AMENDMENT TO THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT EXEMPTION LIST

Pursuant to Sec. 1:33(a)(1) of the EIS Regulations, the City and County of Honolulu Dept. of Housing and Community Development has submitted a proposed amendment to its exemption list.

On May 22, 1985, the Environmental Council approved the proposed amendment under Exemption Class #1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing. The approved exemption is as follows:

Acquisition of land under the Community Development Block Grant program and facilities/improvements acquired for continued use.

The proposed amendment to the above statement is as follows:

Acquisition and disposition of land under the Community Development Block Grant program and facilities/improvements acquired for continued use.

PETITION FOR DECLARATORY RULING

The Environmental Council has received a petition for a declaratory ruling concerning the applicability of Chapter 343, HRS, to General Plan and Development Plan Amendments in the City and County of Honolulu. The petitioner, Life of the Land, Inc., is requesting that the Council review and issue a declaratory ruling on the following 13 questions:

1. Do the words, "general plans," as they are used in Section 343-5(a)(6), HRS, apply to both the General Plan and Development Plans of the City and County of Honolulu?
2. Do the words, "general plans," as they are used in Section 343-5(a)(6), HRS, apply to City zoning?
3. Does the State Constitution prohibit the City from adopting a City Charter, ordinances, and/or rules which would result in Chapter 343, HRS, being totally inapplicable to City General Plan and Development Plan amendments?
4. Can the word, "approval," as it is used in Chapter 343, HRS, include a discretionary agency recommendation?

5. Does the word, "approval," as it is used in Section 343-5(c), HRS, apply to a recommendation by the Chief Planning Officer (CPO) to the City Council concerning a private application for a General Plan amendment?
6. Does the word, "approval," as it is used in Section 343-5(c), HRS, apply to a recommendation by the CPO to the City Council concerning a private application for a Development Plan amendment?
7. When the CPO recommends that the City Council take action on a private application for a General Plan amendment for a resort, does Section 343-5(c), HRS, require that the CPO prepare an environmental assessment (EA) and notify the OEQC as to whether or not an environmental impact statement (EIS) will be required?
8. If an EIS is required for a private application for a General Plan amendment, then pursuant to Section 343-5(c), HRS, must the EIS be accepted before the CPO recommends that the City Council take action on the application?
9. When the CPO recommends that the City Council take action on a private application for a Development Plan amendment for resort, commercial, industrial or housing development, does Section 343-5(c), HRS, require that the CPO prepare an EA and notify the OEQC as to whether or not an EIS will be required?
10. If an EIS is required for a private application for a Development Plan amendment, does Section 343-5(c), HRS, require that the EIS be accepted before the CPO

recommends that the City Council take action on the application?

11. Is development of a 2,400 room resort at Queen's Beach a "proposed action which may have a significant effect on the environment" as these words are used in Section 343-5(c), HRS?
12. Is "Ikekai General Plan Amendment Application" a proposal by a private applicant that the CPO recommend that the City Council adopt a General Plan amendment to allow the applicant to develop a 2,400 room resort at Queen's Beach?
13. Are the Kaiser Development Co. letters to the CPO along with the Letter of Intent to Request an Amendment to the Development Plans of the City and County of Honolulu and the Ikekai Development Plan Amendment Application that they transmit a proposal by a private applicant that the CPO recommend that the City Council adopt a Development Plan amendment to allow the applicant to develop a 2,400 room resort at Queen's Beach?

The petition will be reviewed at the next Council meeting scheduled for November 25, 1985.

NOTICE OF APPLICATION FOR VARIANCE  
RECEIVED BY THE STATE DEPARTMENT  
OF HEALTH

The Department of Health seeks written comments from interested persons regarding the following variance application:

Public Works Department, City and County of Honolulu, 650 S. King St., Honolulu, Hawaii has applied to the Department of Health for a variance from Administrative Rules

Title 11, Chapter 43,  
Section 6(e)(1)(A)(B) & (C), which  
states that:

1. No permit shall allow construction activities creating excessive noise when measured at or beyond the property line for the hours before 7:00 a.m. and after 6:00 p.m. of the same day.
2. No permit shall allow construction activities which emit noise in excess of ninety-five dBA at or beyond the property line of the construction site, except between 9:00 a.m. and 5:30 p.m. of the same day.
3. No permit shall allow construction activities which exceed the allowable noise levels on Sundays and certain holidays. Activities exceeding ninety-five dBA shall be prohibited on Saturdays.

The applicant is seeking to shorten the number of construction days from approx. 365 days to approx. 150 days by working a normal work schedule from 8:30 a.m. to 3:30 p.m. weekdays and also working an additional shift from 3:30 p.m. to 12:30 a.m. weekdays. The applicant is also requesting to work on Saturdays from 8:30 a.m. to 12:30 a.m. and on Sundays from 1:00 p.m. to 9:00 p.m. These additional work hours would increase constructive labor time from 27.5 hours per week to 95 hours per week. Some of the equipment needed for this type of activity will create noise in excess of the allowable limits for night, Saturday, and Sunday work. Hence, the reason for the variance request. A petition containing 149 names of area residents and businesses requesting an accelerated work schedule has already been received

by the Department of Health. The variance is being requested for 150 calendar days.

Written comments and requests for information or inspection of the variance application and related documents should be directed to:

Staff Services Office  
Environmental Protection and  
Health Services Division  
Department of Health  
1250 Punchbowl Street  
Honolulu, Hawaii 96813  
Telephone: 548-6455.

Deadline for comments:  
November 29, 1985.

OEQC WILL BE MOVING IN DECEMBER

This is to notify you that OEQC will be moving from its present location on Halekauwila Street to 465 S. King Street, Kekuanaoa Building. The move is scheduled around December 19, 1985.

We would like to ask applicants and agencies to assist us by submitting any documents for publication in the December 23, 1985 OEQC Bulletin before the deadline dates which are December 16 for negative declarations and preparation notices and December 20 for draft and final EISs. Your assistance is greatly appreciated.

# OEOC BULLETIN



GEORGE R. ARIYOSHI  
GOVERNOR

LETITIA N. UYEHARA  
DIRECTOR

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Volume II

November 23, 1985

No. 22

## REGISTER OF CHAPTER 343, HRS DOCUMENTS

\*\*\*\*\*  
All Chapter 343, HRS documents submitted for publication in the OEOC 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.

Previously published November 8, 1985.

Contact: Belt, Collins & Associates  
606 Coral Street  
Honolulu, Hawaii 96813

Deadline: December 8, 1985.

HAWAII OCEAN CENTER, HONOLULU, OAHU, Dept. of Accounting and General Services

Previously published November 8, 1985.

Contact: Wilson Okamoto & Associates, Inc.  
P.O. Box 3530  
Honolulu, Hawaii 96811

Deadline: December 8, 1985.

CENTRAL MAUI LANDFILL PROJECT, COUNTY OF MAUI, County of Maui Dept. of Public Works

Previously published November 8, 1985.

Contact: R.M. Towill Corporation  
677 Ala Moana Blvd.,  
Suite 1016  
Honolulu, Hawaii 96813

With a copy to:

County of Maui  
Department of Public Works  
Waste Management Division  
Attn: Mr. Edwin Kagehiro  
200 S. High Street  
Wailuku, Hawaii 96793

STATE LAND USE DISTRICT BOUNDARY PETITION FOR KAUPULEHU DEVELOPMENT, KAUPULEHU, NORTH KONA DISTRICT, HAWAII, Kaupulehu Developments/State Land Use Commission

Deadline: December 8, 1985.

**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

KEWALO BASIN MARINE MAMMAL LABORATORY (KBMML), HONOLULU, OAHU, Research Corporation of the University of Hawaii

This project is to repair the deterioration of the walls of the concrete tanks, raise the wall of the tanks and replace the deteriorated observation platforms at the Kewalo Basin Marine Mammal Laboratory (KBMML), a University of Hawaii facility, which is engaged in behavior research on marine mammals. The facility is composed of two 50' diameter tanks, interconnected with a channel, an 866 sq. ft. office area and a 989 sq. ft. workshop and storage area. Adjacent to each tank is a wooden observation platform for conducting research observations of the dolphins. KBMML is located at the Diamond Head/makai end of the peninsula on the Diamond Head side of Kewalo Basin. The proposed renovation work will be constructed within the present boundaries of KBMML. The renovation and remedial work

at KBMML is required by the deteriorated condition of the concrete tanks and the wood observation platforms. In addition, new United States Department of Agriculture (USDA) regulations for housing marine mammals require increasing the depth of tanks for holding dolphins. The renovations will enable KBMML to meet these new federal regulations and to continue with its current operations. The work proposed consists of the following: a) applying a new linear of concrete on the inside surfaces of the tanks and raising the lip of the tank; b) modifying the connecting channel between the two tanks to provide a "beaching area" for dolphins; c) finishing the inside surface of the tanks and the connecting channel with an epoxy coating; d) modifying the concrete paving around the tanks by raising the level of the slab to improve work access; e) adding 5 new underwater windows; f) demolishing and replacing the two existing observation platforms which are badly termite damaged.

UNIVERSITY AVENUE RECONSTRUCTED SEWER, HONOLULU, OAHU, City and County of Honolulu Dept. of Public Works

The proposed project consists of the installation of approx. 1,700 linear ft. of 24-in. sewers and 500 linear ft. of 21-in. sewers and 100 linear ft. of 18-in. sewers in University Ave. and Date St., Moiliili, Honolulu, at TMK: 2-7-14, 15, 16. The objective of the project is to replace old and deteriorated sewers and to increase the carrying capacity of the present system to accommodate an increase in flow due to a predicted rise in population. The new sewers will prevent future sewage back up in the system. The area tributary to the proposed sewer line

reconstruction is located in the Moiliili district below Dole St. and has an area of 189.81 acres. The sewer reconstruction project starts at the University Ave. and Coyne St. intersection and extends southwest on the Diamond Head side of University Ave. for approx. 400 ft. and on the Ewa side of University Ave. for approx. 1,900 ft. to Date St. The sewer then proceeds southeast on the mauka side of Date St. for approx. 400 ft. to Kamoku St. for connection to the existing Kamoku Interceptor Sewer. New sewer pipes and manholes will be installed within the University Ave. and Date St. rights-of-way. The existing Kamoku Interceptor Sewer continues under the Ala Wai Canal and is connected to the Beach Walk Pump Station in Waikiki. The new sewer will replace an existing deteriorated and inadequate system which was constructed 37 years ago. An estimated two mgd of extraneous water from underground streams in the area enter and fill the deteriorated sewer. The filled sewer cannot be inspected visually, repaired or maintained. Inability to perform maintenance causes grease accumulation which leads to sewage overflows. Construction of the project is tentatively scheduled to start in early 1987 and should be completed within 12 months.

CONSTRUCTION OF LUAU-TYPE DINING AND ENTERTAINMENT FACILITY AT SEA LIFE PARK, MAKAPUU POINT, KOOLAUPOKO, OAHU, Sea Life Park/ City and County of Honolulu Dept. of Land Utilization

The applicant proposes to construct a dining facility within the Sea Life Park site, south of the existing park facilities. The free-standing facility would offer tour groups a luau-type meal with entertainment and would operate in the evenings after Sea Life Park is enclosed. This proposal

represents an addition to the Sea Life Park Master Plan prepared in 1980-81, for which an Environmental Impact Statement was accepted and a Special Management Area Use Permit (SMP) approved (79/SMA-18-August, 1981). While some renovations have been carried out, the major improvements envisioned in the Master Plan have been deferred due to financial constraints. The proposed facility would replace the restaurant proposed in the Master Plan within Sea Life Park proper. The applicant states that they no longer intend to construct a restaurant within the Park. Phase I of the proposed project consists of a covered seating area, a stage, a trellised seating lanai, a kitchen, public restrooms and accessory facilities occupying a covered area of more than 19,000 sq. ft. It will serve a maximum of 750 patrons per night in one sitting. Phase II would increase the seating area to the rear of the structure by over 5,000 sq. ft. At full development, the facility would serve up to 1,000 persons per evening. Constructed of concrete masonry finished with a high-texture paint, the building will be 36 ft. high from the finished slab. A high cedar shake roof over the stage and main dining area will give way to a flat built-up roof over the kitchen and support areas. The outer dining lanai will not be roofed. The structure will be set back about 100 ft. from the makai property line, and about 140 ft. from the edge of Kalaniana'ole Hwy. It will sit on a rise about 25 ft. above the highway elevation. The hours of operation will be evenings, 5:30-8:30 p.m. Since the facility will be marketed to tour groups, the applicant estimates that 95% of patrons will arrive by bus. The dining facility will utilize Sea Life Park's existing parking.

ACQUISITION AND DEVELOPMENT OF A  
PEDESTRIAN EASEMENT FOR ACCESS TO  
MANANA KAI NEIGHBORHOOD PARK,  
PEARL CITY, OAHU, City and County  
of Honolulu Dept. of Parks and  
Recreation

The proposed action involves acquisition of 700 sq. ft. of private property for a 7-ft. wide pedestrian easement and construction of a concrete wall, fencing, pedestrian bridge and landscape improvements. The property at Pearl City is identified as TMK: 9-7-74: por. of 5. The 4.4-acre Manana Kai Neighborhood Park is an existing park with two basketball courts, two volleyball courts, one softball field and one football field (overlay). At present, access to this park is available via Hoola Pl., a private roadway owned by the Hale Ola Association. The City's use of Hooli Pl. is limited to maintenance vehicles and pedestrians. However, there have been cases where park users with automobiles have used this private roadway and are also using parking stalls which are reserved for apartment owners of Hale Ola. Consequently, to relieve this problem and that of vandalism and trespassing, the proposed action must be pursued. Implementation of the proposed action will create another access to the park. The Department of Parks and Recreation had originally intended to purchase an entire lot on Hooli Circle. This alternative had to be abandoned because of prohibitive real estate prices. Further, for the purpose of providing pedestrian access from Hooli Circle, it was determined that an entire lot would not be required.

FARRINGTON HIGHWAY 36-INCH WATER  
MAIN-WAIPAHU STREET TO KUNIA ROAD,  
WAIPAHU, OAHU, Board of Water  
Supply

The Board of Water Supply (BWS) proposes to install 4000 ft. of 36-in. transmission main along Leowahine St., Leokane St., and Farrington Hwy. from Waipahu St. to Kunia Rd. The proposed water main will run parallel to an existing 12-in. main along Leowahine and Leokane Sts., and a 16-in. main along Farrington Hwy. The proposed project is located in the town of Waipahu, on the leeward side of Oahu at TMK: 9-4-47. The proposed 36-in. main will be located within Leowahine and Leokane Sts. and Farrington Hwy. or within adjacent roadway easements. The primary objective of the proposed project is to strengthen the BWS water distribution system in the Waipahu/Ewa area. The new 36-in. water main will increase the system's flexibility, reliability and carrying capacity to the Ewa and Waianae areas. It will also permit the utilization of the design capacity of the Waipahu Wells (pending State Board of Land and Natural Resources' approval) to help meet the expanding water needs of the Ewa area. The proposed 36-in. main will tap into the existing 36-in. main along Waipahu St. and will ultimately connect into the 30-in. main at Kunia Rd. A 36-in. stub-out will be provided to accommodate future 36-in. main to Ewa. Construction of the proposed project (Job 86-35) is scheduled to be completed by March 1986.

HAWAII

CONSTRUCTION OF LABORATORIES AND  
ACCESSORIES BY THE U.S. DEPARTMENT  
OF AGRICULTURE, AGRICULTURE  
RESEARCH SERVICE, WAIAKEA  
AGRICULTURAL EXPERIMENT STATION,  
SOUTH HILO DISTRICT, HAWAII,  
University of Hawaii

The U.S. Department of Agriculture, Tropical Fruit and Vegetable Laboratory, in cooperation with the University of Hawaii, has operated their laboratory at the Waiakea Agricultural Experiment Station (WAES), in Hilo, County of Hawaii. There is a proposal for the expansion of this facility and also to establish the Clonal Germplasm Repository at the WAES. The proposed project for the Tropical Fruit and Vegetable Laboratory and the Clonal Germplasm Repository involves the construction of pre-fabricated metal buildings and the operation of these facilities. Each project is described below:

1. Tropical Fruit and Vegetable Laboratory

On the slightly more than two acres of land in the WAES, existing laboratory is operating in very cramped and inadequate quarters. This new facility, consisting of two pre-fabricated steel buildings will provide the needed laboratory and office spaces. Each of the buildings will have 2,100 sq. ft. of floor area divided into 2 laboratories, 4 special purpose rooms and 4 offices. They will be equipped with air conditioning units, water, electrical and telephone connections. Buildings will be on concrete slab on gravel material over the lava materials. Parking will be adjacent to the buildings and will not be paved.

2. Clonal Germplasm Repository

The Germplasm Repository will consist of four metal buildings to be constructed on a land parcel of 0.4-acre in the WAES. It will be detached from the Tropical Fruit and

Vegetable Laboratory site and include a greenhouse, screenhouse, headhouse and office laboratory building. The greenhouse will have 1,800 sq. ft. of floor area, partitioned into 2 equal-sized rooms. It will be of aluminum frame with fiber glass and gravel floor and used for the propagation of plants from seeds, cuttings, or grafting, maintenance of plant cultures and virus assays. The screenhouse, with 3000 sq. ft. of floor area, is also of metal frame construction with screens on the top and sides to provide 33% shade. It will have gravel floor with concrete walkway in the center. The headhouse will have 525 sq. ft. of floor area and be used to store and work soil, clean and store pots, treat plants with insect pests, pot plants, seed planting, budding and grafting and to provide space for growth and thermotherapy chambers. It will be of metal construction with concrete floor. The office/laboratory building will have approx. 1365 sq. ft. of floor area will be made of pre-fabricated metal. In addition to providing spaces for offices and laboratories, it will have a 100 sq. ft. walk-in refrigerator. All of the buildings at the Repository site will be on silty sand gravel materials over basalt.

The proposed projects will be built within the WAES, which lies within the Waiakea Forest Reserve and is approx. 1-1/2 miles west of Kanoelehua Hwy. Stainback Hwy., the access road to the WAES is approx. 200 ft. to the south. The WAES is held in fee by the University of Hawaii. It has 195 acres and approx. 2-1/2 acres are being leased to the USDA-ARS for the projects.

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.

GOLF COURSE 5 and 6 CLUSTER DEVELOPMENT, HAWAII KAI, EAST HONOLULU, OAHU, Kaiser Development Co./City and County of Honolulu  
Dept. of Land Utilization

Negative Declaration

The applicant plans to develop a 1-acre project site, located in Hawaii Kai, which abuts the mauka side of Kalaniana'ole Hwy. directly across from Sandy Beach and Wawamalu Beach Parks. Kealahou St. divides the property into two separate areas, referred to as Golf Course 5 (14 acres) and Golf Course 6 (17 acres). The site is presently vacant. It is identified as TMK: 3-9-10: por. 1. Approx. 225 single-family detached residences are planned, with about 100 on Golf Course 5 site and 125 on the Golf Course 6 site. The zero lot line concept will be utilized, with use and maintenance easements provided to the side yard of abutting lots. Access to both clusters will be from Kealahou St. Each will include privately owned and maintained roadways, park areas and guest parking. All common areas, including the perimeter of each site, will be landscaped. The applicant's intent is to provide quality single-family detached homes. Together with the apartments planned in the marina

area, this project will contribute toward maintaining a social diversity among the community's residents. It is anticipated that the project will especially appeal to families, with few or grown children, who are seeking a quality single-family home that is somewhat smaller than average and easier to maintain. An important element in the site planning and housing design will be to establish a close identification with open space and the area's distinctive natural setting, especially the ocean, Koko Crater and the golf course. Other characteristics of development in Hawaii Kai which will be reflected in this project are generous setbacks from public streets, ample landscaping which is consistent with existing vegetation in the area, recreation areas and other amenities, and quality architecture and construction. The Golf Course 5 Cluster will consist of one- and two-story units. There will be five basic home designs with variations depending on site conditions. A one-half acre park area will be centrally located within the cluster. It will include a recreation area on the mauka side of the street and a landscaped view corridor with passive open space on the makai side. Other common elements will include roadway and guest parking areas, and the landscaped banks along Kalaniana'ole Hwy. and Kealahou St. The Golf Course 6 Cluster is planned to contain one- and two-story units. About six different home designs will be utilized. A recreational area will be provided on site. Other common elements will include the auto courts and entry landscaping, landscaped banks along the site perimeter, and landscaped berms in some interior areas. Street trees will be provided along all streets and canopy trees will be provided in the auto courts. It is anticipated that development will

begin about mid-1986 with the construction of the model complex for the Golf Course 6 Cluster. Delivery of the first units is projected for the second or third quarter of 1987. A 2 to 3 year time frame is currently planned for completion of the project. However, the actual pace of construction will depend on market conditions. A similar timetable is planned for the Golf Course 5 Cluster, but with start-up occurring approx. 6 to 12 months later because of the time required for site work.

CONSTRUCTION OF A NEW RESTAURANT AT AN EXISTING SHOPPING CENTER, NANAKULI, WAIANAE, OAHU, McDonald's of Hawaii Development Co./City and County of Honolulu Dept. of Land Utilization

Negative Declaration

The applicant proposes to construct a restaurant, with a dining room and drive-through facility, on a portion of the existing Pacific Shopping Mall site. The entire parcel is within the Special Management Area. The development plan designates the site as "Commercial." It is zoned B-2 Community Business District. The proposed site for the restaurant is a portion of a paved parking area of the shopping mall in Nanakuli at TMK: 8-7-08: por. of 12. The mall presently has few tenants and is under used by area residents. The addition of the popular restaurant may draw additional merchants and shoppers, thereby proving economically beneficial to the center as a whole. The 30,080 sq. ft. area to be developed will be subdivided into a separate lot. The proposed restaurant will be 3,018 sq. ft. The dining area will be approx. 2,022 sq. ft; the kitchen area will be approx. 1,741 sq. ft. The structure will be one-story in height. The building and mansard

roof designs are the typical service marks of the applicant. ~~Forty-seven parking stalls and one loading space will be provided on the site. The shopping mall and additional parking areas will also be accessible to vehicles and pedestrians.~~

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 WAIKELE DEVELOPMENT, AULII, WAIKELE, EWA DISTRICT, OAHU, Amfac Property Development, Corp./City and County of Honolulu Dept. of Land Utilization

Previously published November 8, 1985.

This draft EIS is also available for review at the Mililani and Waipahu Libraries.

Deadline: December 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.

HAWAII TECHNOLOGY PARK, MILILANI, OAHU, Castle & Cooke, Inc., Oceanic Properties, Inc./City and County of Honolulu Dept. of Land Utilization

Oceanic Properties, Inc., a subsidiary of Castle & Cooke, Inc., has asked that approx. 120 acres of land adjacent to Waikakalaua Gulch in Central Oahu that is owned by the parent company be rezoned from Agriculture (AG-1) to Industrial (I-1). The area constitutes the first of two phases of the proposed 256-acre Hawaii Technology Park (HTP). The State Land Use Commission has recently redesignated the entire HTP site from Agricultural to Urban, and the City council has approved a Development Plan (DP) amendment which changed the DP designation of the Phase I area from Agriculture to Industrial. The applicant proposes to create a new industrial subdivision aimed specifically at firms involved in advanced technology areas such as electronics, instruments, telecommunications, bio-technology, and renewable energy sectors. Principal activities are expected to include research and development, manufacturing and assembly, and ancillary warehousing and administrative functions. Acreages that would be devoted to each major land use category are as follows:

Land Use	Phase 1	Phase 2	Total
Campus Industrial	75	115	190
Business Commercial	16	0	16
Recreation/Education	6	0	6
Roadways	16	12	28
Open Space/Common Areas	6	10	16

Access to the Hawaii Technology Park site will be via Kamehameha Hwy. or the H-2 Freeway and Golf Course Rd. The internal circulation system is based on a main spine road with a series of secondary loops. Oceanic Properties, Inc. would act only as the project's master developer, installing the roadways, utility lines, and other essential infrastructure, establishing overall design controls for the project, and then selling the parcels in fee to the ultimate users. The design and construction of structures on individual building sites will be the responsibility of the buyers. Structures within the project would be relatively low. The Development Plan amendment granted for the Phase I portion of the projects sets 40 ft. as the maximum building height there. The proposed covenants stipulate 45 ft. as a maximum. Maximum building coverage of lots is set at 30%, and the maximum "floor area ratio" at 0.4. A minimum lot size of 4 acres is required, and setbacks in excess of City and County requirements are called for in the design plan. The State's High Technology Development Plan stresses the lack of suitable space as an obstacle to the development of high technology industries in Hawaii. The proposed project would correct this deficiency. The site's location is considered desirable enough to attract high technology firms to Hawaii. Most business activity in the field is labor intensive, and thus directly meets the need for additional employment opportunities in the state. It would also serve to broaden Hawaii's economic base, thus giving the State alternatives to tourism, military spending, and agriculture. The site proposed for the project is located to the east of the H-2 Freeway, just south of Waikakalaua Gulch. It is bordered by the H-2 Freeway and

Wikao St. on the west; by Leilehua Golf Course and Schofield Barracks ~~Post Range Training Areas 9 and 10~~ to the north and east; and by Waikakalaua Gulch to the south. It constitutes a portion of parcel (TMK) 9-5-02:11.

The final EIS is also available for review at the Mililani Library.

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

FINAL SUPPLEMENTAL EIS AMENDMENT TO THE MAUNA KEA SCIENCE RESERVE COMPLEX DEVELOPMENT PLAN FOR CONSTRUCTION CAMP HOUSING AT HALE POHAKU, HAMAKUA, HAWAII, University of Hawaii

Previously published November 8, 1985.

This Final EIS is also available for review at the Bond Memorial (Kohala), Kailua-Kona, Mountain View Community-School, Pahoa Community-School, and Thelma Parker Memorial/Waimea Area Libraries.

Status: Accepted by Governor Ariyoshi on November 18, 1985.

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

Previously published on Sept. 23, 1985.

This Final EIS is also available for review at the McCully-Moiliili Library.

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

NOTICES

STATE ENVIRONMENTAL COUNCIL MEETING

Date: November 25, 1985  
Time: 5:00 p.m.  
Place: State Capitol, Senate Conference Room 3

PROPOSED AMENDMENT TO THE CITY AND COUNTY OF HONOLULU DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT EXEMPTION LIST

Previously published November 8, 1985.

Pursuant to Sec. 1:33(a)(1) of the EIS Regulations, the City and County of Honolulu Dept. of Housing and Community Development has submitted a proposed amendment to its exemption list.

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: December 8, 1985.

PETITION FOR DECLARATORY RULING

Previously published November 8, 1985.

The Environmental Council has received a petition for a declaratory ruling concerning the applicability of Chapter 343, HRS, to General Plan and Development Plan Amendments in the City and County of Honolulu. The petitioner, Life of the Land, Inc., is requesting that the

Council review and issue a declaratory ruling on 13 questions raised.

The petition will be reviewed at the next Council meeting scheduled for November 25, 1985.

NOTICE OF APPLICATION FOR VARIANCE RECEIVED BY THE STATE DEPARTMENT OF HEALTH

Previously published November 8, 1985.

The Department of Health seeks written comments from interested persons regarding a variance application.

The Public Works Department, City and County of Honolulu, 650 S. King St., Honolulu, Hawaii has applied to the Department of Health for a variance from Administrative Rules Title 11, Chapter 43, Section 6(e)(1)(A)(B)(C).

The applicant seeks the variance in relation to construction of a new sewer line which will replace a badly deteriorated 57 year old sewer line on Kinau St., between Pensacola St., and Makiki St., and on Makiki St., between Kinau St. and Lunalilo St.

Written comments and requests for information or inspection of the variance application and related documents should be directed to:

Staff Services Office  
Environmental Protection and  
Health Services Division  
Department of Health  
1250 Punchbowl Street  
Honolulu, Hawaii 96813  
Telephone: 548-6455.

Deadline for comments:  
November 29, 1985.

OEOC WILL BE MOVING IN DECEMBER

This is to notify you that OEOC will be moving from its present location on Halekauwila Street to 465 S. King Street, Kekuanaoa Building, #115. The move is tentatively scheduled for December 26, 1985.

We would like to ask applicants and agencies to assist us by submitting any documents for publication in the December 23, 1985 OEOC Bulletin before the deadline dates which are December 16 for negative declarations and preparation notices and December 20 for draft and final EISS. Your assistance is greatly appreciated.