

# OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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## REGISTER OF CHAPTER 343, HRS DOCUMENTS

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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.

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### 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 sewerred 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.

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.

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.

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:

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

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.

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.

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

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 December 20 for draft and final EISs. Your assistance is greatly appreciated.