REGISTER OF CHAPTER 343, HRS DOCUMENTS

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

EIS PREPARATION NOTICES

The following proposed actions have been determined to require an environmental impact statement. Anyone can be consulted in the preparation of the EIS by writing to the listed contacts. 30 days are allowed for requests to be a consulted party.

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


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


STATE LAND USE DISTRICT BOUNDARY

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


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


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


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 Kagechoiro
200 S. High Street
Wailuku, Hawaii 96793

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

EWAло BASIN MARINE MAMMAL LABORATORY (KBММЛ), HONОULУ, ОАHU, 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 (KBMM), 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. KBMM 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 KBMM. The renovation and remedial work at KBMM 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 KBMM 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, HONОULУ, ОАHU, 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 Kailua 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 south west 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
creams 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
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 Kalanianaole
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.

HAWAII

CONSTRUCTION OF LABORATORIES AND ACCESSORIES BY THE U.S. DEPARTMENT OF AGRICULTURE, AGRICULTURE RESEARCH SERVICE, WAIKEA AGRICULTURAL EXPERIMENT STATION, SOUTH HILO DISTRICT, HAWAII, UNIVERSITY OF HAWAII
The 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 therapy chambers. It will be of metal construction with concrete floor. The office/labatory 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 Kamelehue 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

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 inawaii Kai, which abuts the mauka side of Kalanianaole 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 Kalanianaole 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
begun 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

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


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


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, biotechnology, 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:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Industrial</td>
<td>75</td>
<td>115</td>
<td>190</td>
</tr>
<tr>
<td>Business Commercial</td>
<td>16</td>
<td>0</td>
<td>16</td>
</tr>
<tr>
<td>Recreation/Education</td>
<td>6</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Roadways</td>
<td>16</td>
<td>12</td>
<td>28</td>
</tr>
<tr>
<td>Open Space/Common Areas</td>
<td>6</td>
<td>10</td>
<td>16</td>
</tr>
</tbody>
</table>

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; Range Training Areas 9 and 10 to the north and east; and by Waikamalaua 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**


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**


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

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

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**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**


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


**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 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


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.


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.