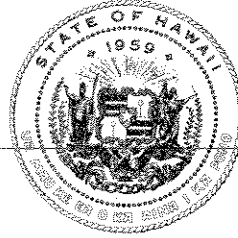


EQ BULLETIN



George R. Ariyoshi
Governor

Roy R. Takemoto
Chairman

ENVIRONMENTAL QUALITY COMMISSION

550 HALEKAUWILA ST., ROOM 301, HONOLULU, HAWAII 96813 PH: (808) 548-6915

Volume IX

July 8, 1983

No. 13

REGISTER OF CHAPTER 343, HRS DOCUMENTS

EIS PREPARATION NOTICES

The following proposed action has 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.

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

OAHU

PROPOSED REALIGNMENT OF ALII DRIVE, KAILUA, NORTH KONA DISTRICT, HAWAII, U.S.
Dept. of Transportation Federal Highway Administration and County of Hawaii Dept. of Public Works

KALAIMOKU STREET DRAINAGE IMPROVEMENT PROJECT, WAIKIKI, OAHU, City and County of Honolulu Dept. of Public Works

Previously published June 23, 1983.

Contact: Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

The proposed action will upgrade the present drainage system along Kalaimoku Street from Kalakaua Avenue to Ala Wai Canal by installing a box drain to supplement the existing 24" drain. The primary benefit of the Kalaimoku Street Drainage Improvement project would be its ability to handle the storm water discharge from another new drainage system proposed to be installed along Kuhio Avenue, from Olohana Street to Launiu Street. This Kuhio Avenue drainage system is part of the overall drainage improvement plan along Kuhio Avenue and will be constructed in FY 1984-85 in conjunction with the Kuhio Avenue Widening project. The existing drain along Kalaimoku Street has a capacity of 11 cubic ft. per second (cfs). The proposed supplemental box drain will have a maximum capacity of 56 cfs, for a combined capacity of 67 cfs. The cost of the Kalaimoku Street Drainage Improvement project is estimated to be \$500,000 and will take 9 months to complete. Construction funds are

Deadline: July 23, 1983.

NEGATIVE DECLARATIONS

The following are Negative Declarations or determinations made by proposing or approving agencies that certain proposed actions will not have significant effects on the environment and therefore do not require EIS's (EIS Reg. 1:4p). Publication in the Bulletin of a Negative Declaration initiates a 60-day period during which litigation measures may be instituted. Copies are available at 25 cents per page upon request to the

anticipated to come from both the State and the City. The project area, identified as TMK: 2-6-17, lies within the Waikiki Special Design District which was enacted by City Ordinance No. 4573. All construction activities are subject to controls and regulations established by that ordinance.

DRILLING OF EFFLUENT DISPOSAL WELL, WAIMANALO SEWAGE TREATMENT PLANT, WAIMANALO, OAHU, Dept. of Land and Natural Resources, Division of Water and Land Development

The proposed project will drill a 12-inch effluent disposal well at the Waimanalo Sewage Treatment Plant to replace one of three existing effluent wells which has become clogged and is beyond repair. The proposed well is needed to restore the design capacity of the effluent disposal system of the sewage treatment plant. The proposed design of the well is as follows:

- Ground elevation: 10+ ft.
- Casing size: 12 inches
- *Length of solid casing: 110 ft.
- *Length of perforated casing: 110 ft.
- Maximum depth of well: 220 ft.
- Duration of pump tests: 8 hours
- Proposed pump test range: 1,500-2,000 gpm
- Length of project: 6 months
- Estimated cost of project: \$185,000

*Length depends on field conditions.

CONSTRUCTION OF MINOR RENOVATIONS TO AN EXISTING RESTAURANT AND NEW DINING TERRACE WITHIN THE WAIKIKI SPECIAL DESIGN DISTRICT (WSDD), WAIKIKI, OAHU, Sizzler Hawaii, Inc./City and County of Honolulu Dept. of Land Utilization

Presently on the project site at 1945 Kalakaua Ave. is a Sizzler Family Steak House Restaurant. The applicant proposes a number of interior renovations within the existing restaurant, which include a skylight, main entrance, and stacking doors. The major exterior alteration is a new 1247 sq. ft. dining terrace, with

seating for a maximum of 86 customers. The existing restaurant provides 136 seats. The Ala Moana Blvd. side and parking lot side of the terrace will be partially enclosed by 3-ft. high walls. A portion of the terrace roof will be a trellis. Together with the hanging plants within the terrace, the trellis will create an outdoor atmosphere. The applicant also plans to landscape the area surrounding the parking lot. The project site, (TMK: 2-6-07:19), is located in the Waikiki Special Design District, on the corner of Kalakaua Avenue and Ala Moana Blvd. Access to the site is via Ala Moana Blvd.

AFTER-THE-FACT SHORELINE SETBACK VARIANCE FOR TWO SIDE-YARD WALLS, HEEIA, KANEOHE, OAHU, Lance Mann/City and County of Honolulu Dept. of Land Utilization

The applicant is requesting an after-the-fact Shoreline Setback Variance (SSV) to retain portions of two side-yard walls that extend into the 20-ft. Shoreline Setback Area. This application is being processed as a variance from Rule 13.3, Structures Not Permitted, of the Shoreline Setback Rules and Regulations. The subject site which fronts Kaneohe Bay is located at 46-081 Keoe Way in Alii Shores - Heeia, Kaneohe, Oahu, and is presently developed as a single-family residence. It is identified as TMK: 4-6-03:88. The subject side-yard walls are constructed of moss rock. The left wall (as determined by facing makai) runs along the entire length of the 127.0 ft. left property line. The first 103.0 ft. of the wall (extending from the front property line) is 6.0 ft. high and the remaining 24.0 ft. is 3.0 ft. high. The right wall runs along 101.5 ft. of the 108.5 ft. right property line. The front 88.5 ft. of the wall is 6.0 ft. high and the remaining 13.0 ft. is 3.0 ft. high. Approx. 10 ft. of each 3.0 ft. high portion of the walls extends into the 20-ft. shoreline setback area.

NANI PUA GARDENS PROJECT (WAIKALUA ROAD
RESIDENTIAL SUBDIVISION), KANEHOHE, OAHU,
Hawaii Housing Authority

The proposed residential subdivision is intended to meet the need for affordable housing in the Koolaupoko District. This is in accord with the objectives of the Hawaii Housing Authority (HHA) to see that affordable housing is available to the people of Hawaii. The HHA feels that the proposed project, to be developed by RYM, Inc., will make a much-needed contribution toward relieving the shortage of housing affordable to moderate income families on the Windward side of Oahu. As such, the HHA will participate in the project by providing funding under the Dwelling Unit Revolving Fund Program and will request preemption of City and County development standards to allow smaller lots than those allowed by existing zoning regulations. This approach will help lower the cost of development. The proposed project is located on Waikalua Road in Kaneohe Town, approx. 2,000 ft. makai of Kamehameha Hwy. Access to the site is from Halemuku Place, which connects via Halemuku St. to Waikalua Road. The site includes TMK: 4-5-10:2,14, and 15 and consists of approx. 15 acres. The proposed Waikalua Road Subdivision will provide 107 residential lots for single-family detached dwellings. The residences will typically be three bedroom, two bath, and include a two-car carport. The subdivision will be served by roads designed to meet City and County of Honolulu subdivision standards. A 44-ft. right-of-way will extend from Halemuku Place into the project site, with two additional 44-ft. roads branching from it. Two 32-ft. cul-de-sacs will branch off one of the 44-ft. roadways. Street trees will be provided in the public right-of-way in accordance with the standards of the Department of Parks and Recreation. Lot frontages will be a minimum of 38 ft. wide, with a minimum lot area of 3,700 sq. ft. Sewer and water service will be provided by connecting to existing lines which traverse or are adjacent to the site in Halemuku Place. Electrical

service is also readily available from service in adjacent areas. Low portions of the site will be raised and drainage will be provided by underground lines and catch basins within the subdivision street system. Drain lines will convey storm waters to Kaneohe Stream, whose bank will be lined where it abuts the project boundary. Site development for the proposed project is anticipated to begin in September 1983. Construction of housing should start in April 1984, with occupancy expected to start in September 1984.

HAWAII

CONSERVATION DISTRICT USE APPLICATION FOR
A RADIO REPEATER TOWER AND ANTENNA,
EQUIPMENT BUILDING AND ACCESS EASEMENT AT
KAPOHO, PUNA, HAWAII, Hawaii County Fire
Dept./Dept. of Land and Natural Resources

The Hawaii County Fire Department wishes to expand its radio coverage to Kapoho and Kalapana, areas presently not well covered by the existing facilities at Kulani. Survey data indicates the Kapoho/Green Lake site as the best site for this purpose. The proposed facility will be built on the Kapoho Cinder Cone at an elevation of 446 ft. A 40 ft. tower will be constructed at the highest point and a single story 10' X 16' X 8' equipment building will be constructed at a site fifty-ft. below the access road. The subject property is identified as TMK: 1-4-02:16. The applicant has provided a draft easement agreement between the landowner, Richfield, Inc. and the County of Hawaii, which provides for an easement in, over and upon the landowner's property for the purpose of allowing the County of Hawaii to erect and operate a radio antenna tower and radio equipment storage building. This agreement will be executed upon approval of this Conservation District Use Application.

PAAUUAU STREAM FLOOD CONTROL PROJECT,
PAHALA, HAWAII, County of Hawaii Dept. of
Public Works

The project site is the Paauau Stream at Pahala, Island of Hawaii. The proposed plan consists of the construction of 295 ft. of an earth fill levee and 1,492 ft. of CRM floodwall into three sections. The CRM floodwall and levee will be approx. 6 to 8 ft. in height from the ground at the streambank. Portions of the stream will also be lined with 1,240 cy of concrete or boulder concrete to prevent erosion to erodible portions of the stream bank. The proposed project would reduce erosion and flood damages to properties located near the stream and would contribute to the safety and well-being of the community.

NEPA DOCUMENT

The following document has 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.

PAAUUAU STREAM FLOOD CONTROL PROJECT,
PAHALA, HAWAII, U.S. Army Corps of
Engineers, Honolulu District

Finding of No Significant Impact (FONSI)

A summary of this project is published in this bulletin in the section on negative declarations. Comments or questions on the Final Detailed Project Report and Environmental Assessment should be submitted to:

Lt. Col. Kenneth E. Sprague
Deputy District Engineer
Corps of Engineers
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858

Deadline: July 15, 1983.

ENVIRONMENTAL IMPACT STATEMENTS

EIS's listed in this section are available for review at the following public depositories: Environmental Quality Commission; Legislative Reference Bureau; Municipal Reference and Records Center (Oahu EIS's); Hamilton Library; State Main Library and the Kaimuki, Kaneohe, Pearl City, Hilo, Kahului and Lihue Regional Libraries. Statements are also available at State Branch Libraries that are in proximity to the site of a proposed action (indicated by project description).

Comments on the following EIS's may be sent to: 1) the accepting authority; and 2) the proposing agency. Please note the deadline date for submitting written comments on the EIS

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

The Department of Public Works (DPW) of the County of Kauai is proposing the development of an island-wide sanitary landfill for the Island of Kauai. This project requires the expansion of the existing sanitary landfill at Kekaha and is designed to accommodate solid waste refuse generated over a minimum 20-year span from 1984 to 2003. Kauai's existing system of refuse transfer stations and vehicles will also require expansion. The proposed Kekaha Landfill site, (TMK: 1-2-02:1,9,36,40), is approx. 1.3 miles northwest of the town of Kekaha. The proposed 160-acre site would be a 124.3-acre expansion of the existing 35.7-acre site ceded to the County for landfill use and now in use as the sanitary landfill for the western sector of Kauai. The owner of the site and adjacent lands is the State of Hawaii (Department of Land and Natural Resources). The landfill site includes the existing County landfill and land leased to the Kekaha Sugar Company and Northrup King Company (Pride Seed Division). The Hawaii National Guard

Deadline: August 8, 1983.

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

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

rifle range and a drag strip bound the site on the makai side. These activities would not be affected by the landfill. An existing access road to the site extends off Kaunualii Hwy., the main coastal highway. The site is within a Limited Subzone of the State Conservation District. The County's Shoreline Management Area (SMA) includes a portion of the proposed landfill. The existing landfill operation excavates the sand (elevation approx. 11 ft. above mean sea level - msl) down to the water table, approx. 3 ft. above msl. Solid waste is added with a daily cover of sand until an approx. elevation of 24 ft. msl is reached. No special leachate control system is used in this area of low rainfall and brackish groundwater. The site is well drained since the sandy soil is permeable. The landfill development plan at this site is to expand the existing mode of landfill operations to the larger area with an increase in height to a final elevation of approx. 37 ft. msl. Sufficient cover material (excavated sand) is available on site to meet the landfill cover requirements. The closure of the landfill would be progressive as the design height is realized, with a vegetation cover being added to ensure against erosion of the landfill mass. The Kekaha Sugar Company has recently obtained a Conservation District Use Permit from the State Department of Land and Natural Resources to use 61.2 acres of the proposed Kekaha landfill site for commercial agriculture. The Northrup King Company (Pride Seed Division) has subsequently indicated an interest in a long-term lease of 43.6 acres of the 61.2 acres. Phasing of the landfill increments would be accomplished to permit existing lease holders to maintain their State leases and field operations as long as possible, until the County's landfill need requires use of the land. At that time, the State can invoke the withdrawal for public purpose clause in the current leases.

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

public contacts made during the informational program conducted by the City were made under the Wheelabrator-Frye name, and to avoid confusion that name will continue to be used. Both of the proposals still being considered would burn refuse in a waterwall boiler to generate steam. The steam would then be used to produce electricity which would be sold to the Hawaiian Electric Company. There are differences in the methods of waterwall incineration among the proposals. The Wheelabrator-Frye system involves burning the municipal refuse as received, i.e., without pre-treatment, while C-E/Amfac would convert the refuse into a "refuse derived fuel" (RDF) before burning it. The two approaches are referred to as "mass-burning" and "RDF" systems, respectively. In Wheelabrator-Frye's mass-burning method, raw municipal refuse is dumped into a large concrete receiving pit where it is stored until fed into the boiler. The boiler itself is of waterwall design and employs a patented reciprocating stoker grate. The refuse burns slowly on the grate, and spent material is dropped into a water-filled quench pit. Following quenching, the ash is passed through a series of processes that extract ferrous metal. The remainder is landfilled. Heat from combustion is used to generate steam which is then used to generate electricity. C-E/Amfac's RDF system is very similar to the mass-burning approach except that the raw refuse is first passed through a series of shredders, classifiers, magnets, and other sorting devices that remove non-combustibles and marketable materials before it is fed to the boilers. The combustible product of this process is referred to as refuse derived fuel, or RDF. It tends to burn more evenly than raw municipal refuse and requires somewhat different configuration for the boiler and stoker. The energy recovery portion of the system is the same as that already described. The project location is a 28-acre site in Campbell Industrial Park. The parcel is designated as TMK: 9-1-26:18. It is owned by the James Campbell Estate and leased to the Conoco-Dillingham Oil Company.

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

Deadline: August 8, 1983.

EIS'S SUBMITTED FOR ACCEPTANCE. The following EIS's have been submitted for acceptance and contain comments and responses made during the review and response period.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR IOLEKAA WELL, KANEOHE, OAHU, City and County of Honolulu Board of Water Supply

Previously published June 23, 1983.

Status: Currently being processed by the Office of Mayor, City and County of Honolulu.

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

Previously published June 8, 1983.

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

Status: Currently being processed by County of Kauai Planning Dept.

REVISED ENVIRONMENTAL IMPACT STATEMENT FOR HALAWA MEDIUM SECURITY FACILITY, HALAWA, OAHU, Dept. of Accounting and General Services

Previously published June 23, 1983.

This EIS is also available for inspection at the Aiea Library.

Status: Accepted by Governor Ariyoshi on June 22, 1983.

NOTICES

DECLARATORY RULING #83-01: Procedures for Correcting a Non-Accepted EIS

The Environmental Quality Commission has, on its own motion, ruled upon a recurring question that has lent itself to conflicting interpretations. This ruling was made at the Commission meeting on June 20, 1983. The problem involves the procedure for correcting a non-accepted EIS. At the present time, the EIS Regulations do not contain procedures for correcting deficiencies in a non-accepted EIS. Therefore, the Environmental Quality Commission declares as follows:

In cases where the EIS is not accepted by the accepting authority, an addendum must be prepared that addresses its deficiencies. This document must then be submitted for public review as if it were a draft EIS. A 30-day period for public review of the addendum will commence as of the date the notice of availability is published in the EQC Bulletin. The requirements for filing, distribution, publication of availability for review, acceptance or non-acceptance and notification and publication of acceptability shall be the same as the requirements for a draft EIS.

This declaratory ruling shall not preclude the applicant or proposing agency from preparing an entirely new EIS.

DECLARATORY RULING #83-02: Inconsistencies Between the Statute and the Rules and Regulations

Changes have been made in Chapter 343, HRS, subsequent to the adoption of the EQC rules and regulations. However, the rules and regulations have not been amended to reflect these changes, resulting in inconsistencies. To rectify

this situation, the Environmental Quality Commission has, on its own motion, at its June 20, 1983 meeting, ruled as follows:

In the event that inconsistencies between the statute and the rules and regulations arise, the provisions of the statute shall prevail.

Petition for Declaratory Ruling

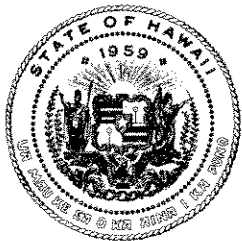
The Environmental Quality Commission has received a petition for a declaratory ruling on the Negative Declaration filed by the City and County of Honolulu Department of Land Utilization for the Halekulani Hotel Seawall. The petitioner is requesting that the Commission review the Negative Declaration and issue a declaratory ruling on its adequacy and consistency with EIS regulations. The petition was reviewed at the July 1, 1983 Commission meeting, but action on it was deferred to the next Commission meeting scheduled for July 15, 1983.

MEETING OF THE STATE ENVIRONMENTAL QUALITY COMMISSION

Date: Friday, July 15, 1983
Time: 4:00 p.m.
Place: State Capitol, Room 409
(Conference Room 1)

Agenda

1. Call to Order
2. Approval of Minutes - June 20, 1983 Meeting
3. Halekulani Hotel Seawall Negative Declaration
4. Public Hearing Schedule - EQC Rules and Regulations
5. Other Business
6. Adjournment



EQ BULLETIN

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