

OEOC BULLETIN



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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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REGISTER OF CHAPTER 343, HRS DOCUMENTS

All Chapter 343, HRS documents submitted for publication in the OEOC Bulletin must be addressed to the Office of Environmental Quality Control, 465 South King Street, Room 104, 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.

POHOIKI GEOTHERMAL TRANSMISSION LINE, PUNA, HAWAII, Hawaii Electric Light Co., Inc./Dept. of Land and Natural Resources

shield wire. The conductors would be suspended from insulators supported on poles of between 57.5 and 67 ft. in height, and the shield wire would be attached to the top of the pole. The poles would be placed between 300 and 600 ft. apart. It is estimated that the length of each transmission line would be 16 to 18 miles. Two 50-ft. wide rights-of-way could each affect approx. 2.8 miles of State land and 1.4 miles of Hawaiian Homes lands. All of these areas are in the State Agricultural Land Use District.

Contact: Ms. Wendie McAlaster
DHM Planners Inc.
1188 Bishop St., Suite 2405
Honolulu, Hawaii 96813

Deadline: November 9, 1987.

KAPAA REFUSE TRANSFER STATION, KAPAA, KOOLAUPOKO, OAHU, City and County of Honolulu Dept. of Public Works, Refuse Division

The proposed project will involve the construction of a refuse transfer station for solid wastes. The transfer process

The applicant proposes to construct, own and operate two overhead 69 KV transmission lines that would originate at the site of the proposed geothermal power plant at Pohoiki and would terminate in the vicinity of the Puna Substation in Keaau, Hawaii. The objective of the project is to transmit 25 MW of power from the natural energy source at Pohoiki to the island-wide power grid, the nearest point of which is in the vicinity of the Puna Substation. The two transmission lines will each require a right-of-way between 40 and 60 ft. wide. Each transmission line could consist of 3 conductors and a

will also include a weighing station. Transfer operations will be handled within an enclosed concrete and metal frame structure of approx. 28,000 sq. ft. which will also provide related services including administration, locker and lunchrooms, maintenance, and storage areas. The entire operation will be conducted in a similar manner as Keehi Refuse Transfer Station. The proposed project is located at the base of the Kapaa Sanitary Landfill on a site (TMK: 4-2-15:5) formerly mined as a rock quarry by HC&D. It is situated mauka of Kawainui Marsh and adjacent to Kapaa Quarry Rd. in the Koolaupoko District, Oahu.

Contact: Mr. Melvin Lee
Department of Public Works
Refuse Division
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Deadline: November 9, 1987.

KAHEKILI HIGHWAY WIDENING AND INTERCHANGE, HONOLULU, OAHU, State Dept. of Transportation, Highways Div., in cooperation with the Federal Highway Administration

Previously published September 23, 1987.

Contact: Mr. Tetsuo Harano, Chief
Highways Division
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Deadline: October 23, 1987.

WEST LOCH GOLF COURSE AND SHORELINE PARK, EWA, OAHU, City and County of Honolulu
Dept. of Parks and Recreation

Previously published September 23, 1987.

Contact: Mr. Hiram K. Kamaka, Director
Department of Parks and Recreation
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Deadline: October 23, 1987.

MAUI INTAKE SERVICE CENTER/COMMUNITY CORRECTIONAL CENTER EXPANSION AND RENOVATION, WAILUKU, MAUI, Dept. of Accounting and General Services

Previously published September 23, 1987.

Contact: Mr. Cedric Takamoto
Planning Branch
Division of Public Works
Dept. of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Deadline: October 23, 1987.

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 EISs (EIS Rules 11-200-11). 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. Parties wishing to comment may submit written comments to the agency responsible for the determination (indicated in project title). The Office would appreciate a copy of your comments.

KAUAI

KOLOA WELL "E", KOLOA, KAUAI, County of Kauai Dept. of Water

The proposed Koloa Well "E" will be located approx. 3,500 ft. northeast of Koloa Town within an easement (TMK: 2-8-02:1) granted to the Kauai Dept. of Water by Grove Farm Co. for the purpose of drilling and operating deep wells. The proposed deep well will be located approx. 10 ft. away from the paved driveway to the existing Koloa Wells. The proposed well will be approx. 450 ft. deep, from a surface elevation of approx. 240 ft. above mean sea level to a bottom elevation of about (-)210 ft. The well is expected to provide approx. 800 gal. per min. The first phase of the project will consist of drilling and testing the proposed well. If the tests are successful, the new well will be developed by the installation of a pump, controls and connecting pipelines. The only above-ground structure will be a small enclosure for the motor controls and recording equipment.

OAHU

HOAEAE ELEMENTARY SCHOOL FIRST INCREMENT DESIGN AND CONSTRUCTION, HOAEAE, EWA, OAHU, Dept. of Accounting and General Services for the Dept. of Education

The project consists of the design and construction of 3 two-story concrete and masonry buildings containing 20 regular classrooms and toilets and a parking lot at Hoaeae Elementary School. Since the project will be constructed within the existing school campus (TMK: 9-4-107:98), no land will be removed from the tax base. The project will provide the school with a much-needed facility to implement its program in accordance with the educational specifications.

HOIST AND FISH SCALE, KEEHI LAGOON, OAHU, State Dept. of Transportation, Harbors Division

The proposed project will provide a hoist and scale facility for Loading Dock "B", which is located in the southeast end of the Keehi Boat Harbor. The proposed jib crane system will have a one ton capacity

with a manual hoist system. The jib crane will have a 10-ft. reach with a 17-ft. height clearance from the existing loading dock deck. The manual beam scale will have a 1,100 lb. capacity with provisions to increase its capacity to approx. 2,000 lbs. To accommodate this hoist and scale system, key structural members of Loading Dock "B" will be evaluated and replaced on an as-needed basis during construction. Key components to be evaluated include the dock's framing system and support piles. Should the support piles, in particular, prove to be inadequate, its replacement will involve work in the water.

CONSERVATION DISTRICT USE APPLICATION FOR A MUSIC FESTIVAL, DIAMOND HEAD CRATER, OAHU, Hawaii Jazz Preservation Society/Dept. of Land and Natural Resources

The applicant is proposing that a music festival be held at Diamond Head Crater Park (TMK: 3-1-42:6), Oahu. The Hawaii International Jazz Festival is proposed to be held between the hours of 10:00 a.m. and 9:00 p.m. on May 28, 29, and 30, 1988 on public lands in the crater, bringing this music for people to experience and enjoy; and thus help establish Hawaii as the artistic and cultural center of the Pacific Basin. Music education is to be a major element of this event.

RIVER NIMITZ HOUSING PROJECT, HONOLULU, OAHU, City and County of Honolulu Dept. of Housing and Community Development

The proposed project is located on a parcel of land (TMK: 1-7-2:27 and 30), consisting of approx. 29,605 sq. ft., on the corner of River St. and Nimitz Hwy. in downtown Honolulu. The existing use of the City-owned parcel is a municipal parking lot. The City and County of Honolulu, through its Dept. of Housing and Community Development or together with a nonprofit corporation, proposes to develop a 144-unit residential tower approx. 25 stories high and a 2-1/2 level underground parking structure. Of the 225 parking stalls, 77 are for public use

while 148 will be reserved for residential units. An estimated 800-3,600 sq. ft. of the ground floor will accommodate commercial use. Current plans call for a rental housing project containing 48 studios and 96 one-bedroom units, with one-third of the units to be made available to low- and moderate-income households. However, the project may be converted to a sales project or the unit mix may be adjusted at a later date.

HIGH TECHNOLOGY DEVELOPMENT CORPORATION
MANOA INNOVATION CENTER, MANOA VALLEY,
OAHU, Dept. of Accounting and General Services for the Dept. of Business and Economic Development

This project consists of the design and construction of a complex of one- and two-story buildings totaling approx. 42,500 sq. ft. on a 3.1-acre site. The project site is located on Woodlawn Dr., adjacent to Manoa Market Place. The project will provide the High Technology Development Corp. with a much-needed facility to support and nurture technology transfer and economic development in the State of Hawaii.

MAUI

DEMOLITION OF STRUCTURES WITHIN MAUI
HISTORIC DISTRICT NO. 2, LAHAINA, MAUI,
Tadashi and Kiyoko Sato/Maui Historic Commission

The applicant is requesting approval to demolish 2 one-story wood frame dwellings and a garage within Maui Historic District No. 2. The structures to be demolished are unsafe and may constitute a hazard. The subject property (614 Front St., TMK: 4-6-8:48) is located mauka of Front St. across Kamehameha III School.

HAWAII

CAFE 100 RESTAURANT PARKING, HILO,
HAWAII, Cafe 100, Inc./Dept. of Land and Natural Resources

The applicant proposes to rent by revocable permit approx. 5,800 sq. ft. of State land being a portion of Executive Order No. 2921, Waiola River State Park, Waiakea, South Hilo, Hawaii, identified as TMK: 3rd/2-2-29:01 (por.) for an off-street parking area for employees and customers of Cafe 100 Restaurant. The proposed project is limited to the construction of a gravel-surface parking area. The applicant will further improve the parking area by planting shrubbery along the eastern and southern boundaries of the 5,800 sq. ft. parcel. Access to the parking area will be exclusively via the existing Cafe 100 parking lot.

AMENDMENT TO MICROWAVE RADIO FACILITIES
FOR HAWAII COUNTY POLICE DEPT., NORTH
KONA AND NORTH KOHALA, HAWAII, County of Hawaii Police Dept.

A negative declaration for the proposed microwave radio facilities was previously published in the June 8, 1987 OEQC Bulletin. The project has since been amended to include antenna towers at two additional sites. A 60-ft. self-supporting antenna tower on which 2 microwave antennas, 6 and 8 ft. in diameter, will be mounted is proposed for construction at the new Kailua Police Station at Kealakehe, North Kona. The tower will be located approx. 130 ft. to the rear of the Operations Building. The other amendment is the proposed construction of a 115 ft. antenna police and a 8'W x 10'L x 8'H prefabricated fiberglass radio equipment building in an area to the rear of the gymnasium at Kamehameha Park, Kapaau, North Kohala, Hawaii. The 115 ft., self-supporting, steel monopole antenna structure will hold 2 microwave antennas, 6 ft. in diameter. One antenna will be mounted at the 57 ft. level and the other will be mounted at the top of the pole. The police is similar to the floodlight poles

in the ball park. A 6-ft. high chain link fence with a locked gate will enclose the structures.

CONSERVATION DISTRICT USE APPLICATION FOR A CONTRACTING/TRUCKING BASEYARD AND UTILITY EASEMENT, NORTH KONA, HAWAII, Isemoto Contracting Co., Ltd. and SJA Partnership/Dept. of Land and Natural Resources

The applicants are proposing a contracting/trucking baseyard and utility easement on lands located approx. 3 miles north of Kailua-Kona, adjacent to and mauka of Queen Kaahumanu Hwy. directly east of Honokohau Small Boat Harbor. The applicants propose to use the upper two-thirds of the subject property (TMK: 7-4-8:33) for the baseyard operations of Isemoto Contracting Co., Ltd. and Kona Transportation Co. The facilities for the Isemoto baseyard, to be situated in the upper third of the property, include shops, such as a carpenter shop, mechanic shop, open and enclosed storage areas, a warehouse, and administrative offices. The facilities for Kona Transportation, to be situated in the middle third of the property, include a large warehouse (with office), a smaller mechanic/repair shop, and parking areas for approx. 40 vehicles (consisting of large flatbed trucks, panel vans and trailers). The proposed uses will require 12 KV electrical power provided by Hawaii Electric Light Co. from a transmission line located approx. 300 ft. south of the project site. Because the new line would access adjacent land (TMK: 7-4-8:17) owned by the State of Hawaii that is situated within the General Subzone of the Conservation District, a request for a utility easement is also included.

ENVIRONMENTAL IMPACT STATEMENTS

EISs 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 EISs); 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 EISs 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.

CONSERVATION DISTRICT USE APPLICATION FOR OPERATION OF SUBMERSIBLES AS A PUBLIC ATTRACTION IN THE WATERS OFF WAIKIKI, OAHU, Atlantis Submarines, Inc./Dept. of Land and Natural Resources

The applicant is proposing to operate submersible dive tours within a primary operating area located approx. 4500 ft. off the Waikiki Natatorium and Diamond Head. Selection of a dive site offshore of and towards the eastern end of Waikiki represents a compromise from an earlier preferred site closer to Honolulu Harbor. The site proposed was arrived at with the endorsement of the Maritime Affairs Committee of the Chamber of Commerce of Hawaii. The proposed dive area will consist of a primary site of approx. 4.6 acres (200,000 sq. ft.) in a rectangular configuration. Overall dimensions will be on the order of 400 by 500 ft. The primary site will be in waters ranging from 85 to 120 ft. deep. Site enhancements in this primary dive area will include a shallow sunken vessel and an artificial reef. A deeper sunken vessel will be placed outside the primary dive area at a depth between 200 and 250 ft. approx. 750 to 1500 ft. seaward of the primary site. Atlantis Submarines proposes to operate 3 submersibles with a maximum capacity of 46 persons each at this location. The submersibles will be designed by Sub Aquatics Development Corporation. The submersible will conduct hourly tours between 8 a.m. and 11 p.m. each day. A 50-ft. shuttle boat will ferry passengers between a shore loading area, probably at Aloha Tower, and the submersible operating at the dive

site. A transfer platform will be moored at the site for passenger transfer to the submersible. Following the final dive of each day, the submersible and the transfer platform will be towed to a moorage site in Keehi Lagoon for maintenance procedures.

This EIS is also available for review at the McCully-Moiliili and Waikiki-Kapahulu Libraries.

Deadline: November 23, 1987.

WEST LOCH ESTATES, HONOULIULI, EWA, OAHU,
City and County of Honolulu Dept. of Housing and Community Development

The proposed project is situated on approx. 255 acres (TMK: 9-1-17: 6, 9-11, 18, 34; 9-1-22: various) located on the Ewa Plain at Honouliuli, Ewa, Oahu. A portion of the property fronts the West Loch of Pearl Harbor while Fort Weaver Rd. serves as the Waianae boundary for the residential areas. The master plan consists of 1,500 residential units. These units will be developed in two increments and will include a variety of housing opportunities primarily for gap group buyers. Ten percent or 150 units will be set aside as elderly housing. Increment I, the northern portion of the project, is bordered on the north by Waipahu's industrial park and Farrington Hwy. and on the south by a proposed 18-hole municipal golf course, and consists of approx. 600 single-family units. Increment II, the southern portion of the project, is bordered on the north by the anticipated municipal golf course and consists of approx. 900 units of which 150 will be elderly, multi-family rental units. The balance of the units will be single-family homes. Other land uses in this project are a district park, a 6-acre elementary school site, a 1.7-acre day care center, a small 3.6-acre commercial center and a 2.8-acre park and ride facility. A planned shoreline park will also separate the residential development from the waters of West Loch. The proposed golf course and shoreline park will be developed by the City Dept. of Parks and Recreation.

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

Deadline: November 23, 1987.

HAWAIIAN RIVIERA RESORT, KAHUKU, KA'U,
HAWAII, Palace Development Corp. and Hawaii Ka'u Aina Partnership/County of Hawaii Planning Dept.

Previously published September 23, 1987.

This EIS is also available for review at the UH-Hilo Campus, Kealahou, Kailua-Kona and Pahala Community-School Libraries.

Deadline: November 9, 1987.

SOUTH KOHALA RESORT, SOUTH KOHALA,
HAWAII, Mauna Kea Properties, Inc./County of Hawaii Planning Dept.

Previously published September 23, 1987.

This EIS is also available for review at the UH-Hilo Campus, Bond Memorial (Kohala), Kailua-Kona and Thelma Parker Memorial/Waimea Area Libraries.

Deadline: November 9, 1987.

WINDWARD OAHU REGIONAL WATER SYSTEM
IMPROVEMENTS, MALAEKAHANA TO MAKAPU'U,
OAHU, City and County of Honolulu Board of Water Supply

Previously published September 8, 1987.

This EIS is also available for review at the Kahuku Community-School, Kailua and Waimanalo Community-School Libraries.

Deadline: October 31, 1987.

WAIALUA-KAHUKU REGIONAL WATER SYSTEM
IMPROVEMENTS, WAIALUA-KAHUKU, OAHU, City and County of Honolulu Board of Water Supply

Previously published August 23, 1987.

This EIS is also available for review at the Kahuku Community-School and Waiialua Libraries.

Deadline: November 15, 1987.

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

WAIALUA-HALEIWA WASTEWATER FACILITIES PLAN, WAIALUA-HALEIWA, OAHU, City and County of Honolulu Dept. of Public Works

The Waiialua-Haleiwa Wastewater Facilities Plan identifies steps that are required to solve the wastewater treatment and disposal problems taking into consideration protection of public health, economic feasibility, water quality objectives, potential beneficial and adverse environmental effects and other pertinent factors. The plan recommends a centralized wastewater treatment system (collection and conveyance system, treatment plant, and effluent disposal by means of exfiltration wells and/or an ocean outfall) for the urban core of the Waiialua District. Rural areas would continue to rely on individual wastewater treatment units up to the year 2000. At that time, a re-evaluation should be conducted to determine the feasibility of expanding the service area of the plant to the lower density urban fringe areas. The proposed action involves construction of a single 1.4 million gal. per day capacity wastewater treatment plant west of the town of Waiialua. The proposed treatment plant site (TMK: 6-8-07) is located on existing sugar cane land approx. 1,800 ft. south of Farrington Hwy. in Mokuleia. An underground pipe collection system would be installed allowing the plant to serve the entire urban core. A secondary level of wastewater treatment would be provided. Effluent disposal would initially be via exfiltration wells (which require no

artificial pumping head) followed by a new ocean outfall. The exfiltration wells will be located just south of Crozier Dr./Waiialua Beach Rd. The well field will be approx. 6 acres to accommodate the 80 wells. An initial study recommended that locating the outfall diffuser in the Kaiaka Channel at a depth of 80 ft. would provide adequate dilution and dispersion of secondary treated wastewater. To achieve the required 80-ft. depth, the outfall will extend approx. 3600 ft. offshore.

This EIS is also available for review at the Waiialua Library.

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

FINAL THIRD SUPPLEMENT TO THE INTERSTATE ROUTE H-3 EIS, HALAWA TO HALEKOU INTERCHANGE, HONOLULU, OAHU, State Dept. of Transportation, Highways Division and U.S. Dept. of Transportation, Federal Highway Administration

Previously published September 23, 1987.

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

KAHAWAINUI STREAM FLOOD CONTROL PROJECT, LAIE, OAHU, City and County of Honolulu Dept. of Public Works

Previously published June 23, 1987.

This 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 August 19, 1987 and currently being processed by the Office of Environmental Quality Control.

NOTICES

REGISTER OF SHORELINE PROTECTION ACT DOCUMENTS

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

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

PROPOSED "CIRCLE K" CONVENIENCE STORE, INCLUDING A GASOLINE PUMP SERVICE AREA, KAHALUU, OAHU, Circle K Hawaii, Inc./City and County of Honolulu Dept. of Land Utilization

The negative declaration for the project was noticed in the August 23, 1987 OEQC Bulletin. In this notice, the tax map key was listed incorrectly. The correct TMK identification is 4-7-11:6.

NEPA DOCUMENT

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

JOHNSTON ATOLL CHEMICAL AGENT DISPOSAL SYSTEM (JACADS), JOHNSTON ATOLL, Dept. of the Army, Office of the Program Executive Officer--Program Manager for Chemical Demilitarization

Draft Supplemental EIS

In 1989, the Army will begin destroying chemical agents and munitions presently stored at Johnston Atoll (JA) in the central Pacific Ocean. The Army filed a Final Environmental Impact Statement (FEIS) in November 1983, with a Record of

Decision following in December 1983. Agents to be destroyed are the nerve agents GB and VX, and the blistering agent HD, which are contained in bombs, rockets, projectiles, and mines, as well as ton containers. The preferred combination of alternatives selected in the Record of Decision was the destruction of the chemical agents and other combustible components of the munitions by incineration at JA, with the facility located on the West Peninsula of Johnston Island. The resulting agent-free process waste was to be stored at Johnston Island until a feasible and environmentally acceptable means of permanent disposition was identified. This supplemental EIS (SEIS) examines the disposal of JACADS generated liquid and solid waste (including scrap metal), the results of additional studies which have been performed, and significant changes to the project which have occurred since the 1983 FEIS.

The Notice of Availability of the DSEIS is expected to be published in the Federal Register by approx. September 18, 1987. Please send your comments to the following address so that they are received not later than 60 days after the actual date of publication.

Program Executive Officer
 Program Manager for Chemical
 Demilitarization
 ATTN: AMCPEO-CDT-A/Mr. Richard Rife
 Aberdeen Proving Ground, MD
 21010-5401

If you have questions concerning the draft EIS, you may telephone Dr. James E. Maragos at (808) 438-2263 or 438-2264.

PROPOSED ADDITIONS TO HOUSING FINANCE AND DEVELOPMENT CORPORATION EXEMPTION LIST

Pursuant to EIS Rules Section 11-200-8, Housing Finance and Development Corporation has proposed the following additions to their exemption list:

Exemption Class #3:

Construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small equipment and facilities and the alteration and modification of same including but not limited to:

- (A) Single family residences not in conjunction with the building of two or more such units;
 - (B) Multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures;
 - (C) Stores, offices and restaurants designed for total occupant load of twenty persons or less, if not in conjunction with the building of two or more such structures; and
 - (D) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; and accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences;
1. The construction of a single-family residence by students of a community college or technical school.
 2. The construction by students of a community college or technical school of a multi-unit structure with no more than four dwelling units.

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

Mr. George J. Krasnick, Chairman
Environmental Council
465 South King Street, #104
Honolulu, Hawaii 96813

Deadline: November 9, 1987.