

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

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CONVEYANCES  
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HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF: OCEA: JN

FILE: OA-5/10/90-2391  
DOC.: 8488E

JUL 27 1990

MEMORANDUM

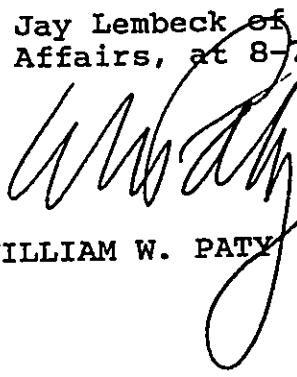
TO: The Honorable Marvin T. Miura, Director  
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson  
Board of Land and Natural Resources

SUBJECT: CDUA for a 16-inch water line at Laie, Oahu  
TMK 5-5-05: 23, 5-5-06: 1 & 5-5-07: 1

The above mentioned Chapter 343 Document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Jay Lembeck of our Office of Conservation and Environmental Affairs, at 8-7837, if you have any questions.

  
WILLIAM W. PATY

Enclosure

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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

1996-08-08-DA-1EA

**FILE COPY**

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CONSERVATION DISTRICT USE APPLICATION

FOR

DLNR  
OCEA

\* PROPOSED 16-INCH WATERLINE TO  
EXISTING 2.0 MG WATER STORAGE TANK \*

AT

LAIE, OAHU, HAWAII

TMK: 5-5-05:23

5-5-06:1

5-5-07:1

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

'90 JUL 30 AM 8:34

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PREPARED FOR

ZIONS SECURITIES CORPORATION

BY

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

ENGINEERS \* SURVEYORS

HONOLULU, HAWAII

February 1983

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

DEPARTMENT MASTER APPLICATION FORM

FOR DLNR USE ONLY

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/File No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Well No. \_\_\_\_\_

(Print or Type)

I. LANDOWNER/WATER SOURCE OWNER  
(If State land, to be filled  
in by Government Agency in  
control of property)

Name Deseret Title Holding Corp.  
Address 55-510 Kamehameha Highway  
Laie, Hawaii 96762

Telephone No. 293-9201

SIGNATURE \_\_\_\_\_

Date 5/3/90

II. APPLICANT (Water Use, omit if applicant  
is landowner)

Name Zions Securities Corp.  
Address 55-510 Kamehameha Highway  
Laie, Hawaii 96762

Telephone No. 293-9201

Interest in Property Agent

(Indicate interest in property; submit  
written evidence of this interest)

\*SIGNATURE \_\_\_\_\_

Date 5/3/90

\*If for a Corporation, Partnership,  
Agency or Organization, must be signed  
by an authorized officer.

III. TYPE OF PERMIT(S) APPLYING FOR

- ( ) A. State Lands
- (X) B. Conservation District Use
- ( ) C. Withdraw Water From A Ground  
Water Control Area
- ( ) D. Supply Water From A Ground  
Water Control Area
- ( ) E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District Laie  
Island Oahu  
County Honolulu  
Tax Map Key 5-5-07:1 (Parcel within  
Conservation District)

Area of Parcel 2,206.84 Acres  
(Indicate in acres or  
sq. ft.)

Term (if lease) \_\_\_\_\_

V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. The Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

See attached Environmental Assessment for Proposed 16-Inch Waterline to Existing 2.0 MG Water Storage Tank at Laie, Oahu, Hawaii by Austin, Tsutsumi & Associates, Inc.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.).
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: Upon approval of CDUA

Completion Date: 3 months after commencement date

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

- 1. Permitted Use (exception occasional use);  
DLNR Title 13, Chapter 2, Section 14; Subzone G.
- 2. Accessory Use (accessory to a permitted use):  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
- 3. Occasional Use: Subzone \_\_\_\_\_.
- 4. Temporary Variance: Subzone \_\_\_\_\_.
- 5. Conditional Use: Subzone \_\_\_\_\_.

Area of Proposed Use 8,000 sq. ft. (Area within Conservation District)  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
Brigham Young University - Hawaii Campus

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone General  
County General Plan Designation Preservation

**V. FILING FEE**

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

**INFORMATION REQUIRED FOR CONDITIONAL USE ONLY**

**I. Plans:** (All plans should include north arrow and graphic scale).

- A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
- B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
- C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
- D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
- E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.
- F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

**II. Subzone Objective:** Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

**ENVIRONMENTAL ASSESSMENT  
FOR  
PROPOSED 16-INCH WATERLINE TO  
EXISTING 2.0 MG WATER STORAGE TANK**

**AT**

**LAIE, OAHU, HAWAII**

**TMK: 5-5-05:23**

**5-5-06:1**

**5-5-07:1**

**PREPARED FOR  
ZIONS SECURITIES CORPORATION**

**BY**

**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**ENGINEERS \* SURVEYORS**

**HONOLULU, HAWAII**

**APRIL 1990**



CONTENTS

	<u>Page</u>
I. LOCATION . . . . .	1
II. PROPOSED ACTION . . . . .	1
III. EXISTING ENVIRONMENT . . . . .	3 - 6
A. Land and Climate . . . . .	3
B. Archaeology . . . . .	5
C. Flora and Fauna . . . . .	5
D. Surrounding Land Uses . . . . .	5
E. Infrastructures . . . . .	5
F. Social and Economic . . . . .	6
IV. IMPACT OF THE PROPOSED PROJECT ON THE ENVIRONMENT . . . . .	6 - 7
A. Land . . . . .	6
B. Archaeology . . . . .	6
C. Flora and Fauna . . . . .	6
D. Surrounding Land Uses . . . . .	7
E. Infrastructure . . . . .	7
F. Air and Noise . . . . .	7
G. Aesthetics . . . . .	7
V. CONSTRUCTION SCHEDULE . . . . .	7
VI. CONCLUSIONS . . . . .	8

EXHIBITS

- 1 LAND USE DISTRICT BOUNDARIES MAP
- 2 WATERLINE PLAN





AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS  
CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.  
GEORGE M. NEUFFER, P.E.  
KENNETH K. KUROKAWA, P.E.  
THOMAS S. OTAGURO  
IVAN K. NAKATSUKA, P.E.

## ENVIRONMENTAL ASSESSMENT

FOR

PROPOSED 16-INCH WATERLINE TO  
EXISTING 2.0 MG WATER STORAGE TANK

AT

LAIE, OAHU, HAWAII

TMK: 5-5-05:23  
5-5-06:1  
5-5-07:1

### I. LOCATION

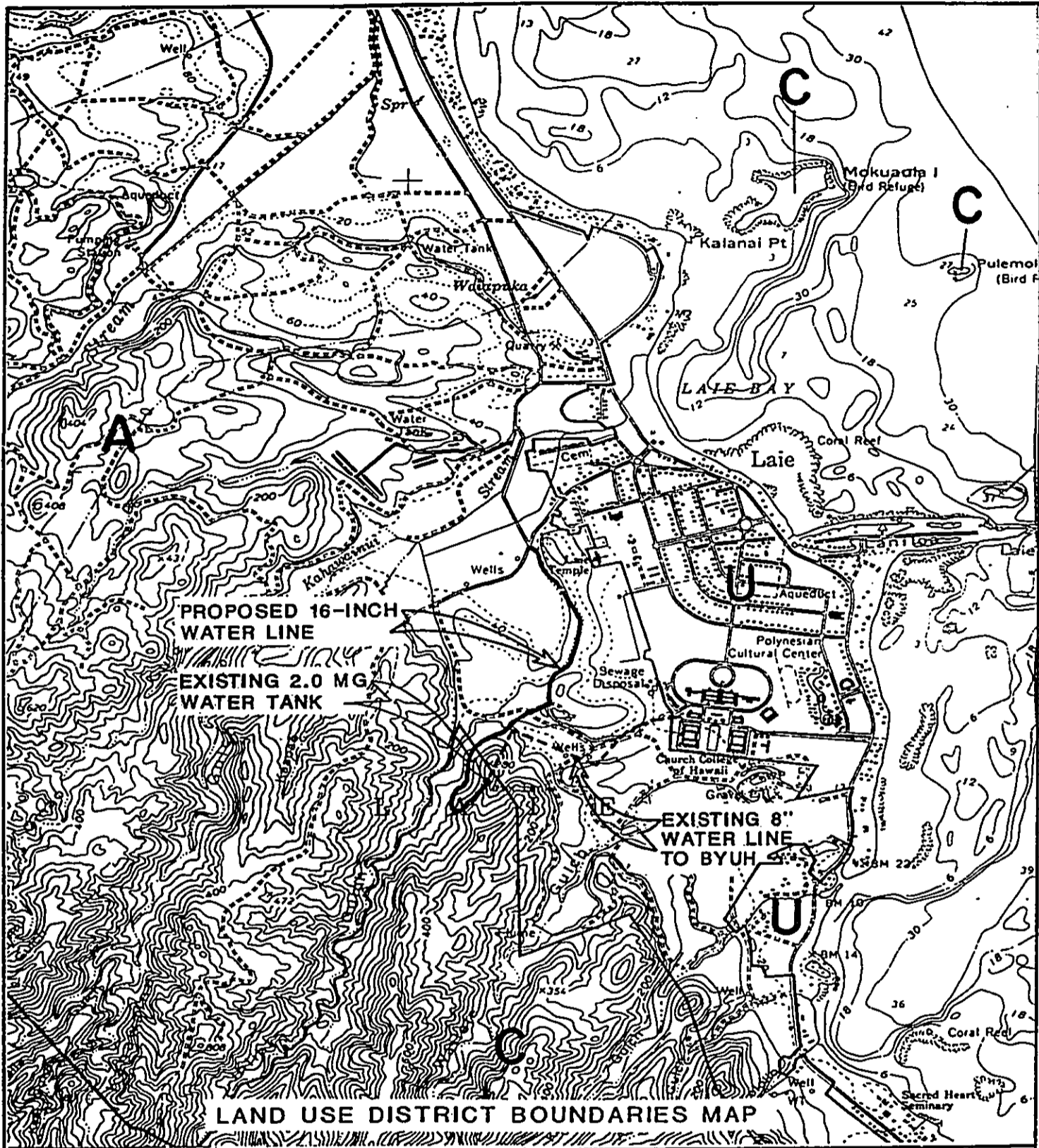
The waterline project is located in Laie, Oahu, Hawaii beginning just west of the Hawaii Church of Jesus Christ of Latter-Day Saints (LDS) Temple and ending at an existing water tank west of the Brigham Young University Hawaii Campus. The waterline project is on land owned by the Corporation of the President of the Church of Jesus Christ of Latter-Day Saints and is identified by Tax Map Key Numbers: 5-5-05:23, 5-5-06:1 and 5-5-07:1. Most of the land involved is designated Agricultural with the remaining designated Conservation by the State of Hawaii Department of Land and Natural Resources (DLNR) and Preservation by the City and County of Honolulu General Plan. (See Exhibit 1.)

### II. PROPOSED ACTION

Zions Securities Corporation proposes to install a new 16-inch waterline from an existing 16-inch waterline just west of the Hawaii LDS Temple to an existing 2.0 million gallon (MG) water storage tank.

REPLY TO:  
501 SUMNER STREET, SUITE 521 • HONOLULU, HAWAII 96817-5031  
PHONE 808/533-3646 • FAX NO. 526-1267

OFFICES IN:  
HONOLULU, HAWAII  
WAILUKU, MAUI, HAWAII • HILO, HAWAII



REFERENCE: STATE OF HAWAII LAND USE COMMISSION, DEPT. OF PLANNING & ECONOMIC DEVELOPMENT, LAND USE DISTRICT BOUNDARIES, DISTRICT MAP 0-7, DEC. 20, 1974

**DISTRICTS**  
 U - URBAN  
 A - AGRICULTURAL  
 C - CONSERVATION

**ZIONS SECURITIES CORP.**  
 LAIE, OAHU, HAWAII

**ENVIRONMENTAL ASSESSMENT FOR PROPOSED 16-INCH WATER LINE**

**EXHIBIT**  
**1**  
 APRIL 1990

**ATA** AUSTIN, TSUTSUMI, & ASSOC., INC.  
 ENGINEERS, SURVEYORS - HAWAII



The entire 5,900 linear feet (LF) of waterline will be installed within existing dirt roadways. (See Exhibit 2.) The upper 2,000 LF of the waterline along the dirt access road to the tank, will be within the Conservation District.

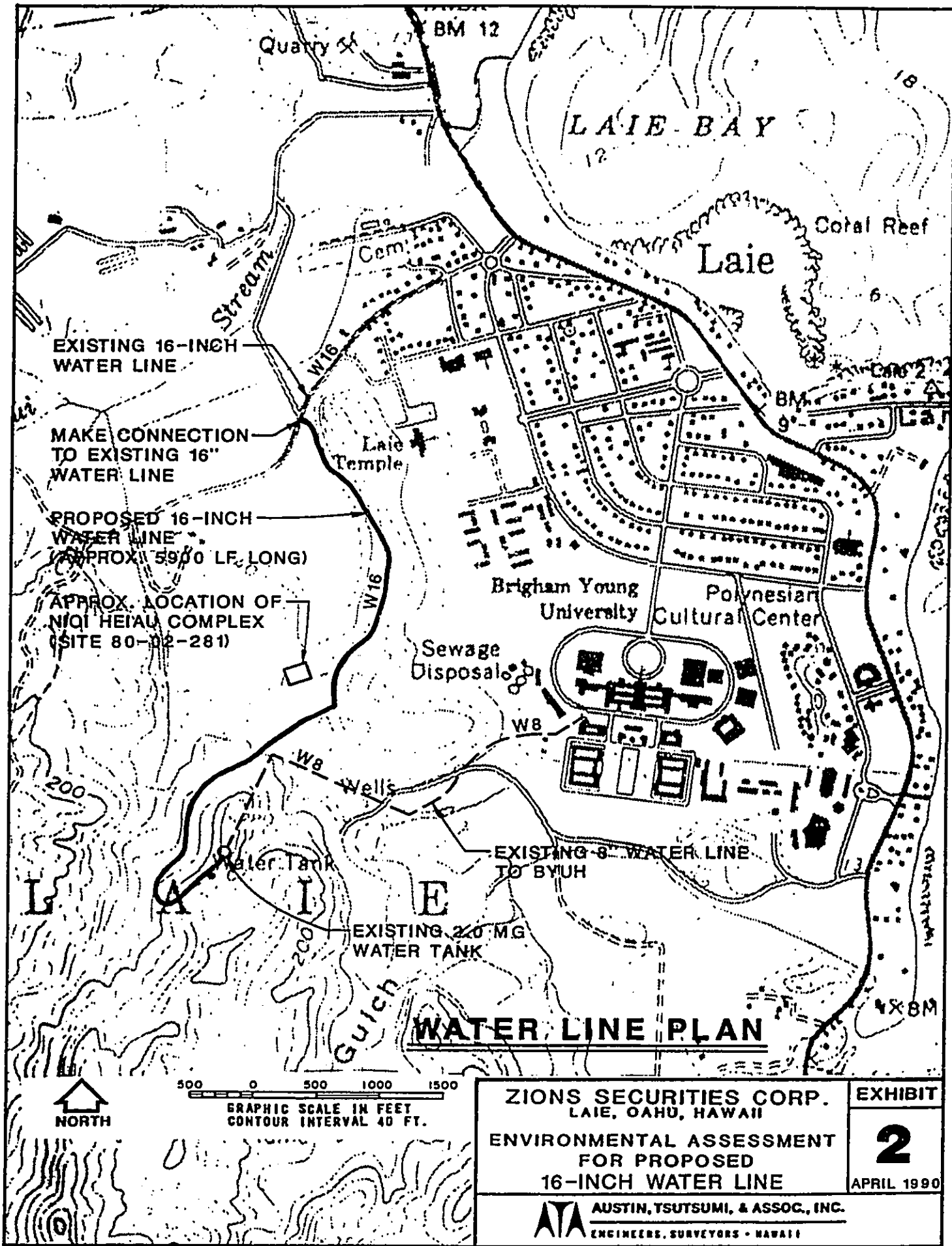
Interconnection of the 16-inch waterline with existing piping at the tank will be totally underground and will not require construction of any major structure (e.g., valve box).

The purpose of the proposed waterline is to complement the existing 8-inch waterline between the 2.0 MG water tank and the Laie community. This 8-inch waterline is inadequate to provide domestic and fire protection water for the community.

### III. EXISTING ENVIRONMENT

#### A. Land and Climate

The waterline project begins at approximately 7 feet mean sea level (MSL) elevation with gentle slopes and ends at approximately 225 MSL feet elevation with slopes of 18 percent or steeper. The major soil classifications that will be encountered along the proposed waterline alignment are Coral Outcrop (CR), Lahaina Silty Clay (LaB), Paumalu Silty Clay (PeB and PeD) and Paumalu-Badland complex (PZ). All soil types except the Coral Outcrop are well-drained soil typically found on the gentle-to-steep slopes of the uplands of northern Oahu. The annual rainfall amounts to 35 to 70 inches and is well distributed throughout the year. (Soil Survey by U.S. Department of Agriculture, Soil Conservation Service, August 1972.)





B. Archaeology

According to the State of Hawaii DLNR, the proposed waterline alignment will pass a known heiau, the Nioi Heiau Complex, Site 80-02-281, where both historic and prehistoric era subsurface deposits may exist.

C. Flora and Fauna

The areas to be disturbed should be clear of trees, shrubs and grass, since the waterline will be installed totally within existing dirt roadways. The surrounding indigenous vegetation consists of ironwood, java plum, Christmasberry, eucalyptus, haole koa, guava and oi. There are no known rare or endangered species of plant life near or along the waterline route.

No animals were observed during a project area reconnaissance except for occasional sparrows, doves and common insects. However, the general area is known to be inhabited by other animals such as mongooses and rats. No rare or endangered species of wildlife are known to inhabit the project area.

D. Surrounding Land Uses

The lower 3,900 LF of the waterline is within area designated as Agricultural. The upper 2,000 LF of the waterline is within the Conservation area. The nearest populated area (within the Urban District) from the portion of the waterline within the Conservation District is Brigham Young University Hawaii Campus, approximately one-half mile to the east.

E. Infrastructures

There are no existing infrastructures along the alignment of the proposed 16-inch waterline.

F. Social and Economic

Except for the existing water tank, the Conservation District land that surrounds the project area is undeveloped. There are a few agricultural developments (banana and taro farms) within the lower Agricultural District.

IV. IMPACT OF THE PROPOSED PROJECT ON THE ENVIRONMENT

A. Land

Finish roadway work will be such that the existing general drainage patterns will be maintained. Since the waterline will follow existing dirt roadways, the ground character and subsequent runoff quantity should not deviate from existing conditions.

B. Archaeology

The only major environmental impact anticipated by the proposed construction is the waterline excavation near the existing historic heiau site. Although the waterline will follow an existing dirt roadway, thus avoiding the heiau site, the State of Hawaii DLNR is recommending that an archaeological documentation of subsurface deposits and stratigraphy be conducted during excavation. If any artifacts are encountered, construction will immediately cease and DLNR will be notified. This recommendation will aid in mitigating any potential negative environmental impacts.

C. Flora and Fauna

Although some existing shrubs and grasses along side the dirt roadways may be disturbed, indigenous vegetation should be re-established within a short period of time.

D. Surrounding Land Uses

The proposed action should not alter the surrounding Conservation and Agricultural land uses.

E. Infrastructure

The existing 8-inch waterline, water storage tank, and dirt roadways will be maintained with no improvements. There are, therefore, no infrastructure concerns for this project.

F. Air and Noise

Neither air quality nor noise measurement readings were taken at the project area to record existing levels. Although an increase in noise level and air pollution can be expected during pipe installation, its impacts will be minimal due to the distance of the project area from residences or other inhabited areas, the relatively small increase in noise level and air pollution anticipated and the brief duration of construction. Also, under normal weather conditions, the trade winds approach the project area from the developed eastern regions, further minimizing the impact of noise and air pollution on any inhabited areas.

G. Aesthetics

No significant aesthetic impact is expected from the proposed construction due to the waterline being installed underground and the remote proximity of the project from any publicly accessible routes.

V. CONSTRUCTION SCHEDULE

The estimated period of construction is approximately three months, with commencement anticipated shortly after approval by all reviewing agencies.



VI. CONCLUSIONS

Based upon the description of the proposed action, and the discussion of its effect on the existing environment, it can be concluded that the impact of the proposed project on the surrounding environment will be negligible and insignificant. It may be important to note that in the area of the historic heiau, extreme caution will be used during excavation and, as required by the State of Hawaii Historic Preservation Office, a privately contracted archaeologist will be present to monitor and document any archaeological subsurface deposits discovered during the waterline excavation process.