Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control (OEQC)
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner: Lum Yip Kee, Ltd.
Applicant: Calvin M. Arakawa
Agent: Haleakala Resources, Inc.
Location: 2425 Cleghorn St., Waikiki, Oahu
Tax Map Key: 2-6-24: 95
Proposal: Applicant Proposes to Retain an Existing Enclosure for Six Hot Water Storage Tanks, a Canopy over Exterior Laundry Area and One 6' x 8' Prefab Metal Building, all of which Encroach into the Required Rear Yard.
Determination: A Negative Declaration Is Issued

Attached and incorporated by reference is the Environmental Assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved
DONALD A. CLEGG
Director of Land Utilization

DAC:ak
g:MDHALE.dt
April 9, 1993

LEA LEA HALE APARTMENTS
ENVIRONMENTAL ASSESSMENT

APPLICANT
Calvin M. Arakawa
2425 Cleghorn Street
Honolulu, HI 96815
922-1726

AGENT
Haleakala Resources, Inc.
250 Alamaha Pl., S-6
Kahului, HI 96732
871-8654

RECORDED FEE OWNER
Lum Yip Kee, Ltd.
80 N. King Street
Honolulu, HI 96817
531-5202

TAX MAP KEY: 2-6-24:95
LOT AREA: 8177

(3) Environmental agency

(4) To retain six solar storage tanks canopy enclosure over tanks and
laundry installed according to recommended design consistent with the
intent and objectives of the Waikiki Special Design district. Approval
previously granted, an error in filing for permit caused a lapse of
approval.

The Enclosure is required to protect storage tanks and people doing
laundry from the weather. The storage tanks are for solar water heating.
The environmental impact of solar is positive. Non polluting renewable
energy, consistent with the state's long term goals of reducing our
energy dependence, and the need to import, store, transport and burn
toxic fossil fuels.

Installation of solar also gives the owner and users of the equipment
a positive feeling about their contribution to a cleaner environment,
which promotes an environmentally conscious attitude.

(5) The roof and wall enclosures for the water tanks and laundry area do
not have an adverse impact on the abutting property or alter the
character of the neighborhood. The enclosures are small and located
behind an existing CMU wall at the rear of the property. In addition
parking is located on the lower levels of the adjoining property.

(6) Alternatives include placing storage tanks of the roof. This would
not require a variance, although it could be unsightly and visible
from many neighboring properties. Solar could be removed. Although

haleakala resources, inc.

250alamaha pl. s-6
kahului, hawaii 96732  (808) 871-8654
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Lealea Hale Apts.
Environmnet assessment
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this would have a severe economic impact on both the contractor and owner. Increased utility bills for occupants. It would also reflect poorly on the state’s concern for public goals.

(7) None

(8)

(9) This request is due in part to unique circumstances and does not in all respects question the reasonableness of the neighborhood zoning. The use sought by this request does not alter the character of the neighborhood, nor is it contrary to the intent and purpose of the zoning ordinances.