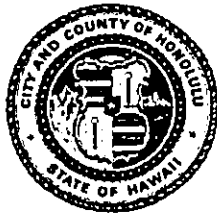


Utility Installation Type B in Waikiki

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

JEREMY HARRIS
MAYOR



'96 JAN 26 P4:02

PATRICK T. ONISHI
DIRECTOR

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
95/ED-009 (DT)

LORETTA K.C. CHEE
DEPUTY DIRECTOR

January 26, 1996

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner : Waikiki Shore, Inc.
Applicant : Western PCS II Corporation
Agent : Analytical Planning Consultants, Inc.
Location : 2161 Kalia Road, Waikiki, Oahu
Tax Map Key : 2-6-04: 12
Request : Zoning Variance within the Waikiki
Special District
Proposal : Install a PCS transmitter/receiver
facility atop the Waikiki Shore
Apartments
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) 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.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Dana Teramoto of our staff at 523-4648.

Very truly yours,

Handwritten signature of Patrick T. Onishi in cursive.

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Enclosures
g:95ed9fea.djt

1996-02-08-0A-FEA-Utility Installation Type B in Waikiki 8 1996



FILE COPY

PHONE (BUS): (808) 536-5695
PHONE (RES): (808) 732-7261
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
84 N. KING STREET • HONOLULU, HI 96817

1996 JAN 24 AM 7:56
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

January 24, 1996

Final Environmental Assessment (EA) For A Variance
To Permit A Utility Installation Type B
In Waikiki

DESCRIPTION OF THE PROPOSED ACTION

Western PCS II Corporation is in the process of establishing a cellular telephone system on Oahu under a permit issued by the Federal Communications Commission (FCC). One of the proposed transmitter/receiver sites is the Waikiki Shore apartments at 2161 Kailua Road, TMK 2-6-004:012. Utility Installations type B are not a permitted use in the Waikiki Special District therefore a use variance is required.

The proposal requires a change in use in Waikiki hence, under chapter 343 HRS an Environmental Assessment (EA) must be submitted for review.

The Waikiki Shore Apartments is 175 feet in height. The permitted height on the property is 300 feet. Three antenna panels will be mounted on the Ewa, Diamond Head, and Kalia Road sides of the water services tower, for a total of nine antenna panels. The panels are five feet long, six inches wide and 2 inches thick. They will extend approximately four feet above the existing penthouse roof line.

Two equipment cabinets will be mounted on the roof next to the beach front walls of the penthouse. The cabinets are five feet high, five feet wide and 18 inches deep and will not be visible from the ground.

AFFECTED ENVIRONMENT

The project site is a long narrow property extending from the beach to Kalia Road and is located in the Resort Hotel precinct of the Waikiki Special District. The existing structure is lower in height than permitted by the zoning.

IMPACTS AND ALTERNATIVES CONSIDERED

a. Impacts

No increase in density, floor area, or height is being requested. The site will not increase traffic or require additional parking. The antenna panels are relatively small, will extend above the existing structure by not more than four feet, and will be painted to blend in with the building. As such, they will be barely visible from the ground.

The cabinets will be located on the makai side of the water services penthouse and will not be visible from the street.

The antennas are mounted approximately 15 feet above the roof. The radiated power per antenna is 61 watts which is about the same as a common low power light bulb. The 0.1 milliwatt per square centimeter contour distance from these antennas at 61 watts is 7.2 feet. As such, the radiation levels for which there is a concern will not impact anyone on the roof. Further, the roof has a controlled entry which prevents public access to the roof and restricts public exposure to any radiation.

b. Alternatives

It is not possible to cover Waikiki using only sites outside of Waikiki however, to the extent possible sites in Waikiki are being kept to a minimum. In order to adequately cover Waikiki it is estimated that three sites will be needed in Waikiki itself.

If the project is not constructed, Western PCS II will not be able to adequately service the Waikiki area. The cellular phone system being installed by Western PCS II serves a public function by supplying needed communications for public use. By providing an instant communications capability from virtually any place in Waikiki the system will supply an essential communications capability in the event of disaster such as a hurricane or tsunami.

The ability for real time portable communication for tourists and security personnel will assist greatly in providing a safe environment for visitors and for the residents of Waikiki.

MITIGATION MEASURES

The panel antennas will be mounted on the water services penthouse exterior walls and painted to match the building. They will not extend more than four feet above the existing penthouse roof line. The building is below the permitted height, hence a waiver will not be required. The equipment cabinets are located on the roof next to the makai penthouse wall and will not be visible from the ground.

The roof is secured and not accessible to the public hence, there is little likelihood of any public exposure to the radiation from the antennas. Further, as was mentioned previously, the amount of power radiated is equivalent to a 60 watt light bulb.

REQUESTED ACTION

The applicant is requesting a negative declaration for the processing of a variance to permit a Utility installation Type B on the Waikiki Shores Apartment building in Waikiki.

RESPONSE TO COMMENTS

The following comments were received from the Office of Environmental Quality Control.

1. Include a map of the island indicating the project location, a map of the city block showing location of the apartment building and installation site of the equipment.

An Oahu map and a better location map are included with the final EA. Drawings of the roof top of the building and exterior elevations showing the location of the antennas and equipment are also included.

2. Is the project is located in the Special Management Area or in the Shoreline Setback? If so, please indicate the status of the permit(s).

The project is located in the SMA. The total cost of the installation will be less than \$125,000 and there are no environmental impacts on the shoreline, hence a Minor permit is being issued by the DLU.

The installation is not in the Shoreline Setback area.

3. Provide a list of agencies and any community groups contacted.

All abutting property owners and the Waikiki Neighborhood Board were notified of the variance application. A public hearing notice was published in the newspapers and a public hearing held by the Department of Land Utilization on January 4, 1996.

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-2462

December 12, 1995

Patrick K. Onishi, Director
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Attention: Dana Teramoto

Dear Mr. Onishi:

RE: Draft Environmental Assessment (EA) for Waikiki Shore Apartments PCS
Transmitter/Receiver Facility and Accessories; TMK 2-6-4:12

In the final EA please include the following:

1. A map of the island indicating the project location, a map of the city block showing location of the apartment building and installation site of the equipment.
2. Is the project located in the Special Management Area or in the Shoreline Setback? If so, please indicate the status of the permit(s).
3. Provide a list of agencies and any community groups contacted.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

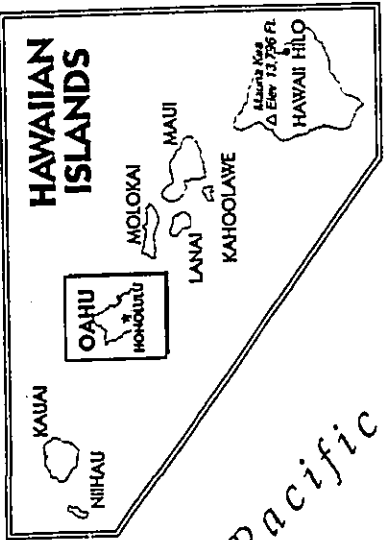
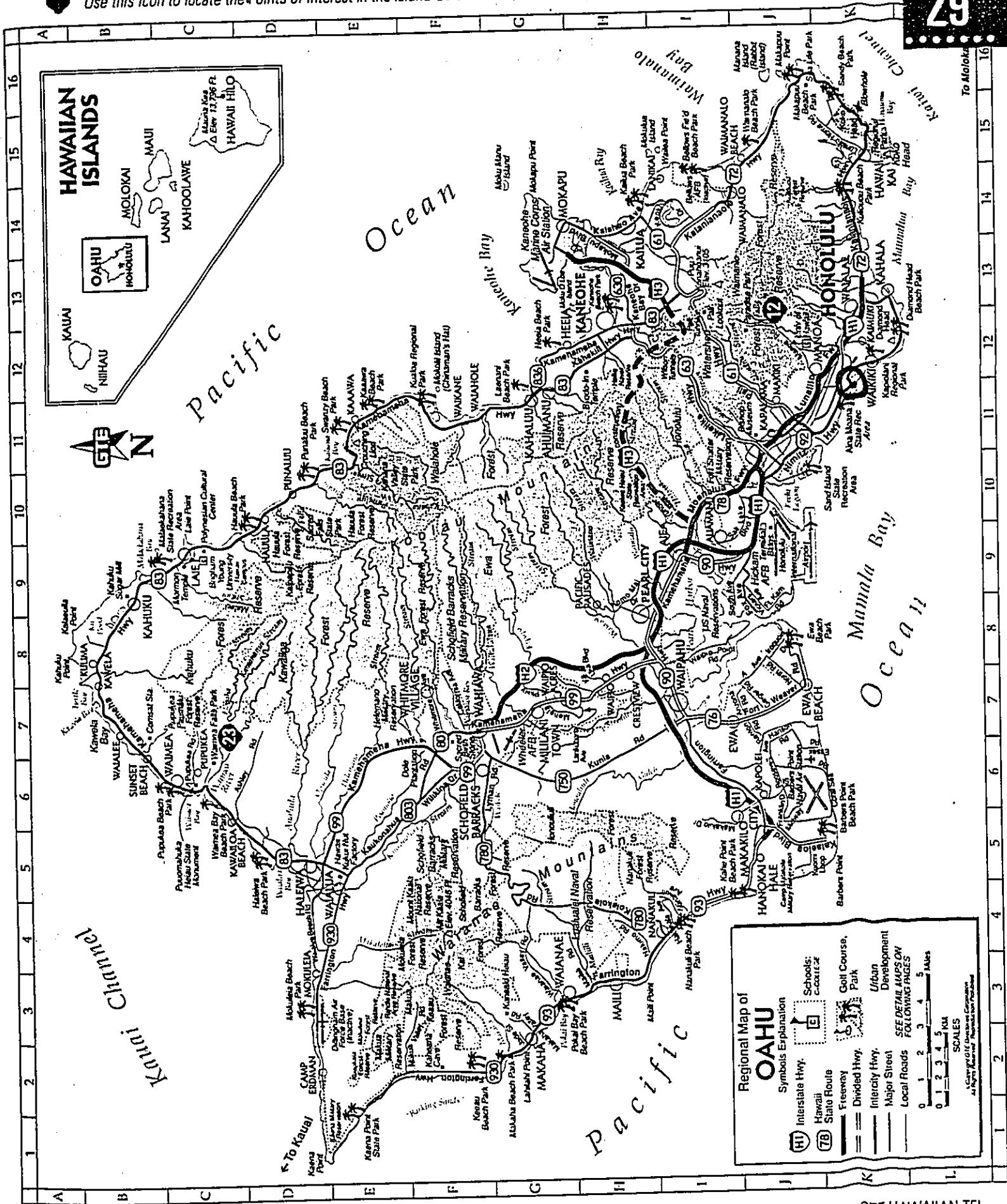
A handwritten signature in black ink, appearing to read "G. Gill".

GARY GILL
Director

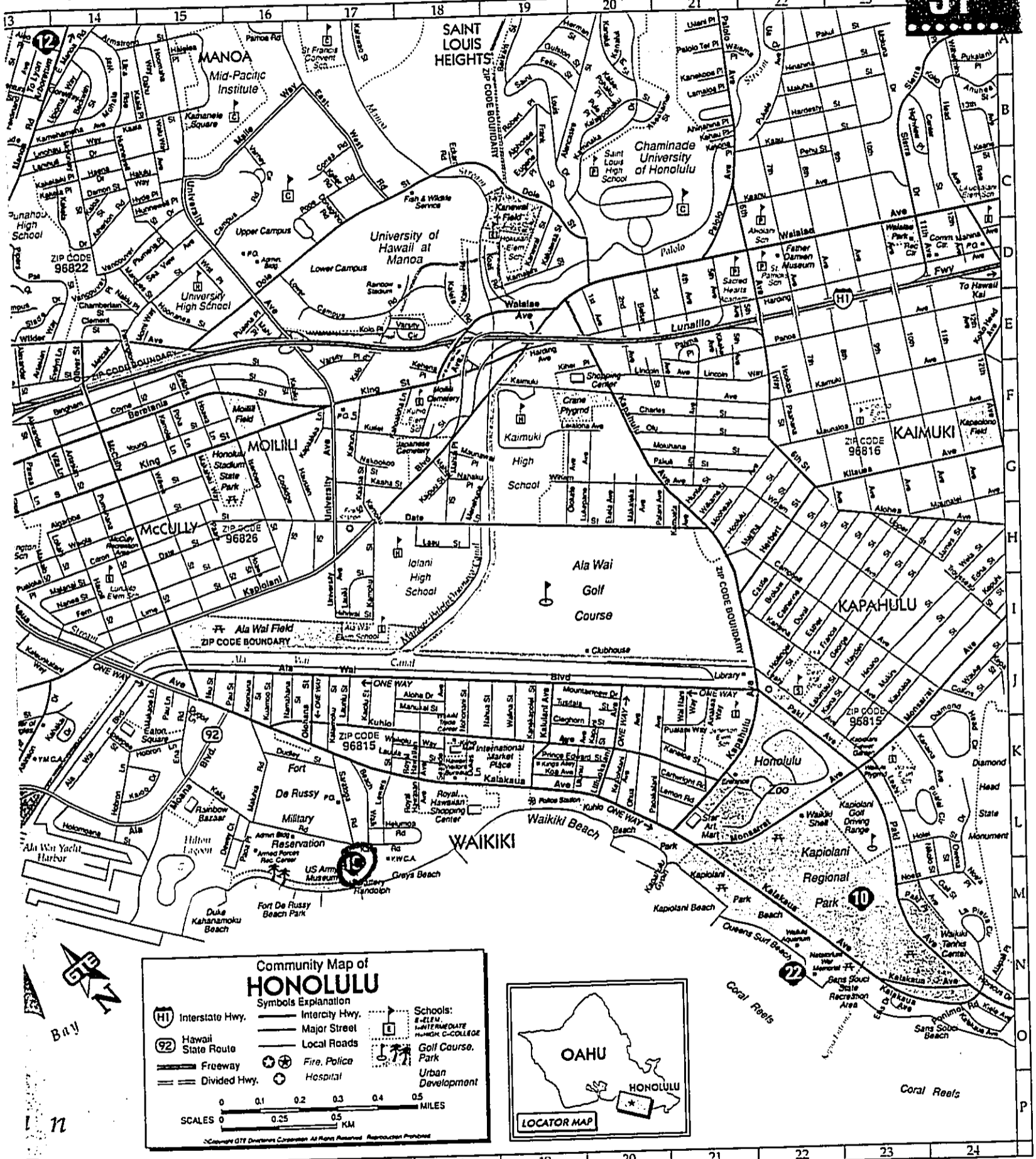
GG/nh

c: Jeff Dale, Western PCS II Corporation
Donald Clegg, Analytical Planning Consultants

Use this icon to locate the Points of Interest in the Island Guide section on the maps on pages 29-40.



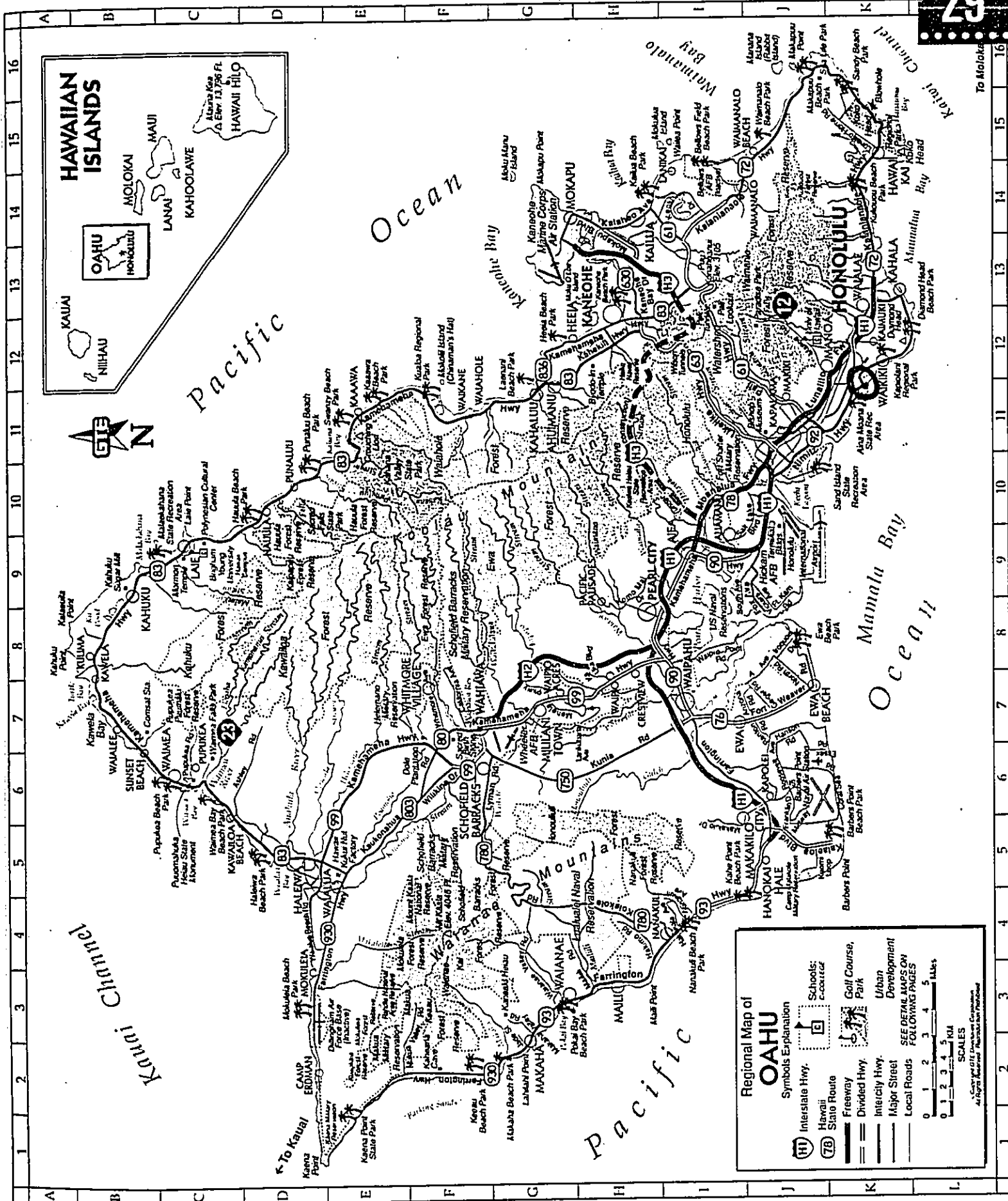
Use this icon to locate the Points of Interest in the Island Guide section on the maps on pages 29-40.



CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

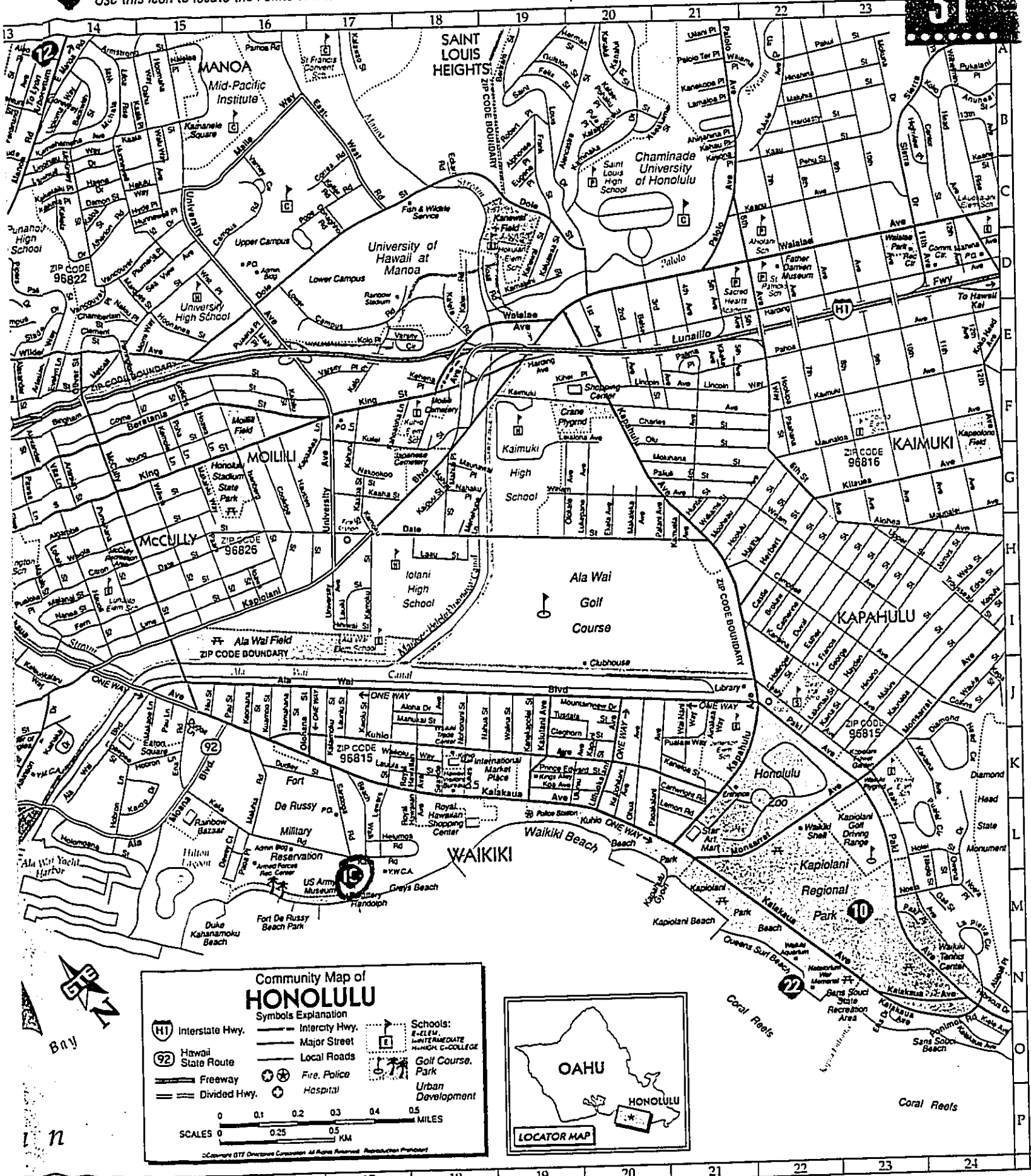
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DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Use this icon to locate the Points of Interest in the Island Guide section on the maps on pages 29-40.



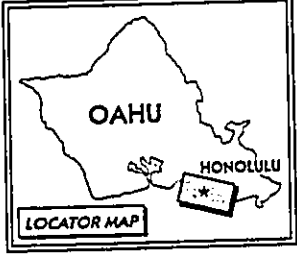
Community Map of HONOLULU

Symbols Explanation

Interstate Hwy.	Intercity Hwy.	Schools: E-ELEM, INTERMEDIATE, HIGH, C-COLLEGE
Hawaii State Route	Major Street	Golf Course, Park
Freeway	Local Roads	Urban Development
Divided Hwy.	Fire, Police	Hospital

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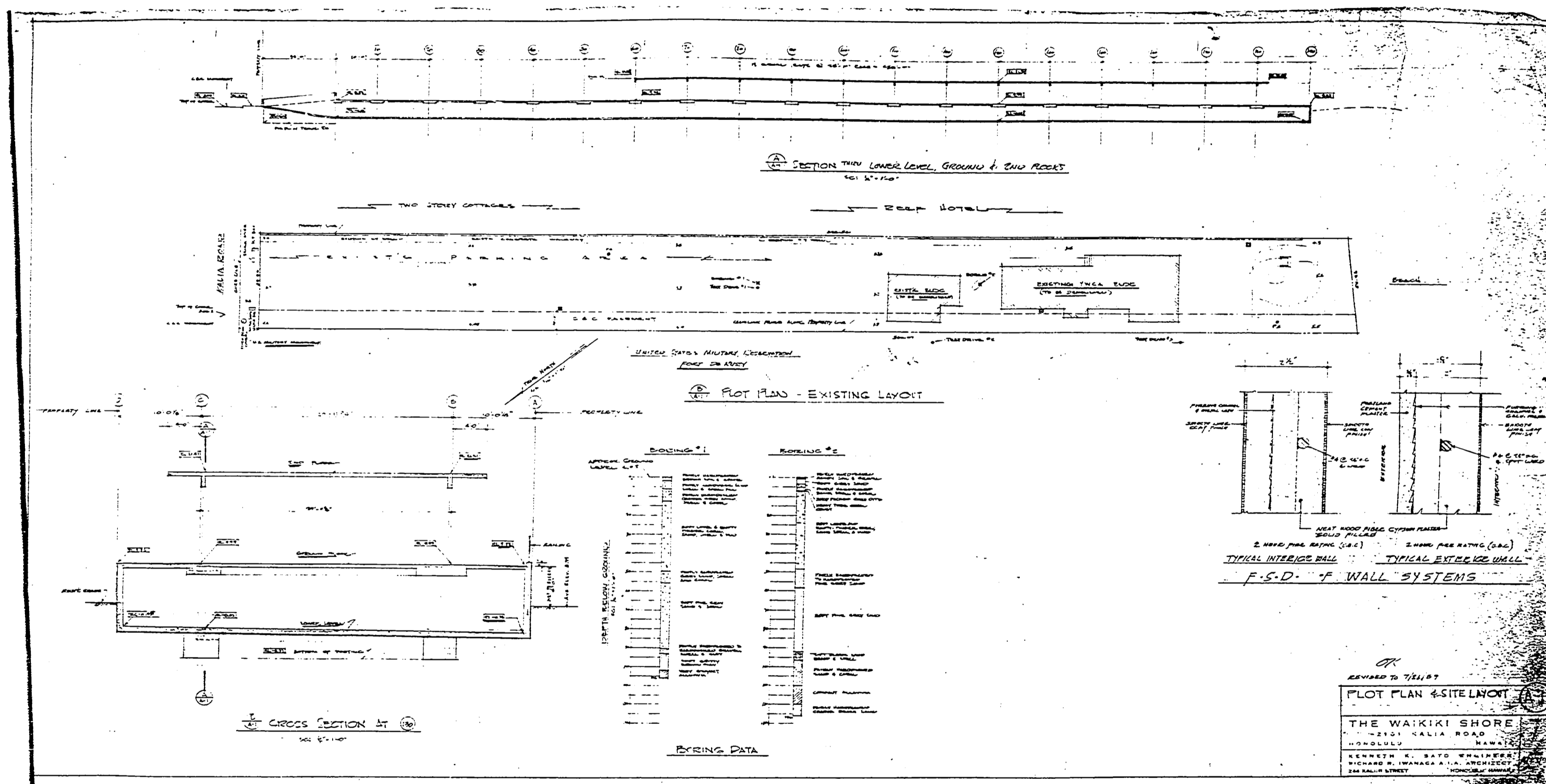
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DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

**OVERSIZED
DRAWING/MAP**

**PLEASE SEE
35MM ROLL**

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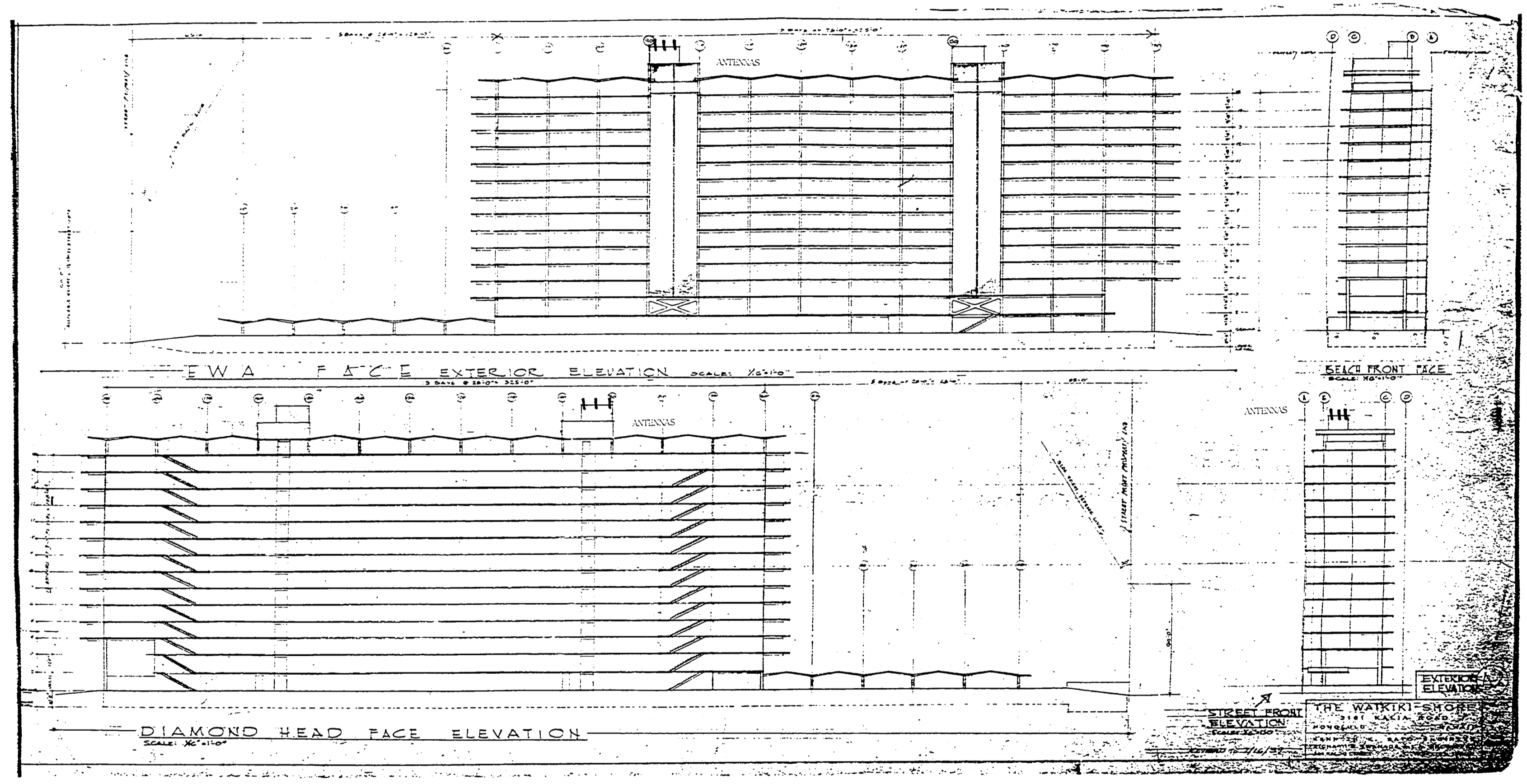
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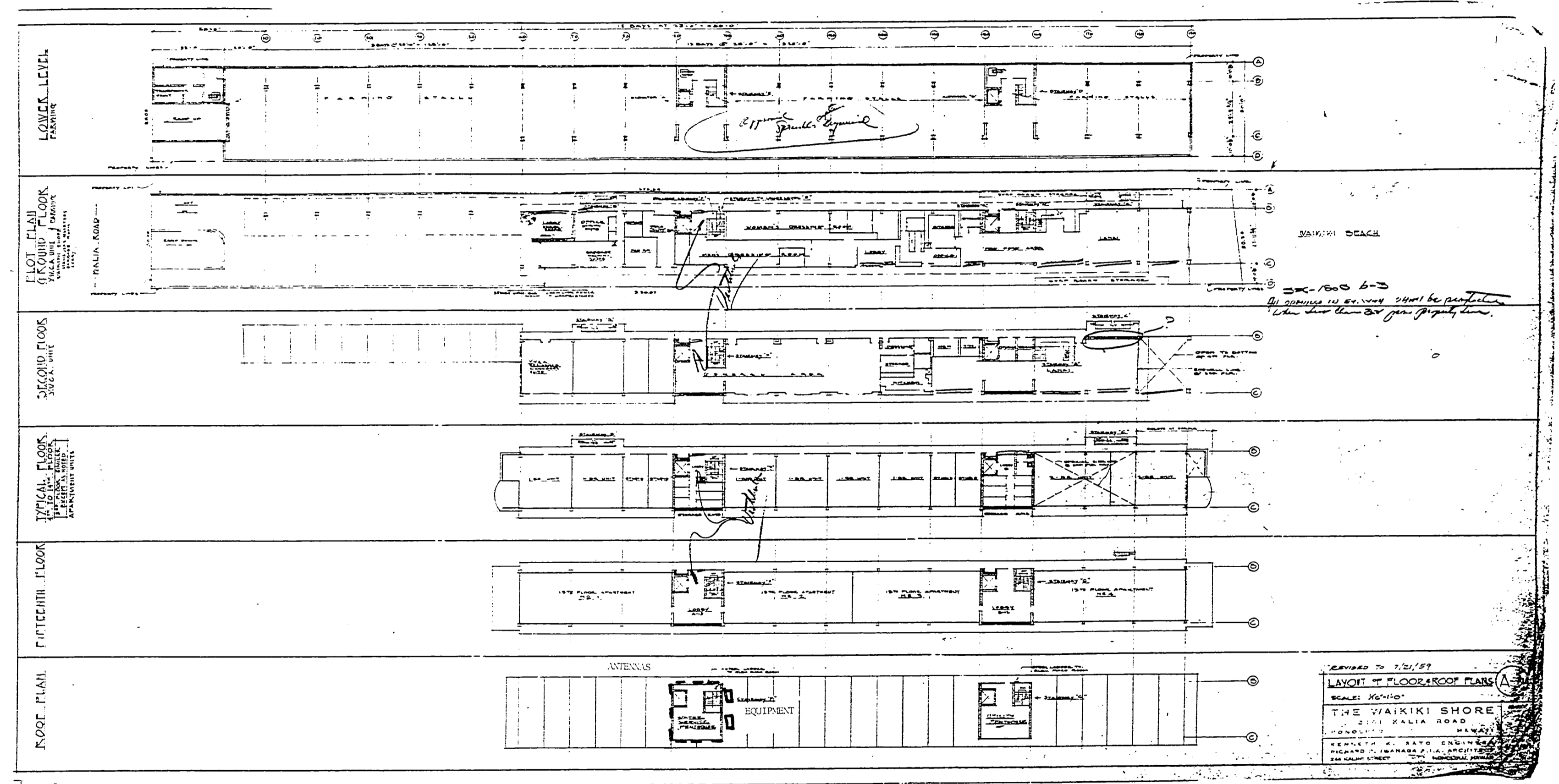
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 DIV. OF RECORDS & INFORMATION
 0047

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