July 13, 1989

Marvin T. Miura, Ph.D.
Director
Office of Environmental Quality
Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Negative Declaration
Kuakini Street Housing Project
Tax Map Key: 1-7-40: 41

Please publish a Negative Declaration in your next OEQC Bulletin for the Kuakini Street Housing Project.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

[Signature]

MICHAEL N. SCARFONE
Director

Attachment
July 1999
Department of Housing and Community Development
City and County of Honolulu

KUKAKINI STREET HOUSING PROJECT

FOR THE

ENVIRONMENTAL ASSESSMENT

FILE COPY
In June 1988, the Department of Housing and Community Development requested proposals from public agencies and private nonprofit organizations for the development of housing for persons with special needs. Included in the request for proposals was an offer to lease the City and County of Honolulu's 10-acre parcel at Kukuihi Street at Alakoa Street, Lili`uמחא (tax map key: I-7-40: 41).

Background

Multi-year activity: X
Aggregation of activities:

A. Proposed Activity

Description of Proposed Actions

July 1989

Department of Housing and Community Development

0. Environmental Assessment Prepared by:

Honolulu, Hawaii 96812
455 South King Street, Room 315
Office of Environmental Quality Control (OEQC)
State of Hawaii

Honolulu, Hawaii

Box 50007

U.S. Department of Housing and Urban Development

C. Approving Agencies:

Michael M. Scarrat, Director
Department of Housing and Community Development
City and County of Honolulu

Agency: X
Applicant: Kukuihi Street Housing Project

Administrative Information

ENVIRONMENTAL ASSESSMENT
structure will be leased to Child and Family Service who will operate building containing six two-bedroom apartments. Upon completion, the block grant funds for the development of a three-story apartment building approved to PHA approximately 5,000,000 in City and Community Development Allocation is to the Pacific Housing Assistance Corporation (PHAC) and the 107 South Grant City-owned acres located on Kathleen Street at the 607 South Grant City-owned property located on Kathleen Street.

The Department of Housing and Community Development proposes to lease The

proposed actions

and moderate-income households.

emergency shelter services (ESS) within the DHCD’s Income Limits for low-income

show that in calendar year 1987, 91 percent of the clients who received

housed during and immediately after a crisis.

OHR further states that there is an overwhelming need for transitional

housing resulting from rape, neglectful and autistic child abuse. In 1985, there

The City’s Office of Human Resources (OHR) states that spouse abuse is

Reluctant to leave the communities.

fears understate the actual cases of abuse as victims are often

were 72 arrests for spouse abuse in 1985, an increase of 44 percent. These

were 128 arrests involving spouse abuse in Hamilton. In 1985, there

OHR is further stated that there is an overwhelming need for transitional

Need for Project

vision will be provided by an on-site resident manager.

super- and immediate crisis has passed.

immediate crisis will be referred to the Kukui Street Shelter. A client, 72 a year, will live to locate housing, immediately after the

The facility will provide shelter and medical services and refer clients from the facility to the shelter. The facility will provide shelter and medical services and refer clients from the facility to the shelter. The facility will provide shelter and medical services and refer clients from the facility to the shelter. The facility will provide shelter and medical services and refer clients from the facility to the shelter.

Child and Family Service (CFS) proposes to operate and maintain a

The proposed project is subject to completion of an environmental review.
Land Owner: City and County of Honolulu

District: Urban
State Land Use
Development Plan
Designation: Residential
Zoning: R-3.5 Residential

Abandoned.
Existing Use: Vacant parcel was originally acquired as part of the
Land Area: 0.778 Square Feet
Tax Map Key: 1-740-41

Location: Makaha side of Kualii Street, at Anaeo Street, Lilipuna,

Site Data (see location map)

may commit criminal acts.

4. The project may attract criminal elements, or an abusing spouse who

the neighborhood and will negatively affect property values.

3. The proposed project will not be consistent with the character of

area.

2. The project will increase noise, air pollution and traffic in the

terrain and similar housing projects.

1. The neighborhood is already saturated with a wide range of public

members of the community have expressed strong concerns over the

location of the project in this neighborhood. The most often voiced

Kalihi-Palama Neighborhood Board at its May 17, 1989 meeting,
Kapalama Neighborhood Board at its May 2, 1989 meeting and to the
Child and Family Service made informational presentations to the Lilipuna-
Representatives of the DHCD, Pacific Housing Assistance Corporation and

Community Concerns

Sponsors and Citizens.

and maintain the building as a transitional housing project for abused

A. Environmental Findings

Findings and Conclusions From the Environmental Review

E. American Samoa, Supplemental Form EA-5-AGS
F. Trust Territories of the Pacific Islands, Supplemental Form EA-5-11P
G. Northern Mariana Islands, Supplemental Form EA-5-NMI
H. Guam, Supplemental Form EA-5-GUAM
I. State of Hawaii, Supplemental Form EA-5-HI
J. X. Other

For the purpose of developing housing for low and moderate income households residing in Princeville, the parcel was transferred to the Department of Housing and Community Development for use by other City agencies and control over the parcel was retained.

The parcel was originally acquired for the Armed Forces Expansion Project, which has since been abandoned. The parcel is too small to accommodate the project.

2. Alternative Use

The site is located in an established residential neighborhood.

B. The site is conveniently located to a wide range of community facilities and services, commercial and employment opportunities.

C. The site is located in an established residential neighborhood.

D. There are no other City-owned parcels currently available to accommodate the project. Acquisition of privately-owned land would threaten the financial viability of the project.

Several factors make this an ideal site for the proposed project.

I. Alternative Sites

Alternatives Considered
5. Adverse impact requires modification to project/activity.
4. Adverse impact requires mitigation.
3. Minor adverse impacts anticipated.
2. No impact anticipated.
1. Potentially beneficial impact.

Note: Rating of environmental factors are as follows:

April 12, 1999 Department of General Planning letter dated April 25, 1999 Sources: Department of Land Utilization letter dated April 4

Rating: x - Minor adverse impacts anticipated
A. Conformance with Comprehensive Plans and Zoning

I. Land Development

**Impact Categories**

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<thead>
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<th>c. Documentation attached:</th>
<th>X</th>
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<td>b. Date on which 60-day waiting period expires</td>
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<tr>
<td>a. Date Negative Determination published in OCCC Bulletin</td>
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7. Negative Determination (Hawaii only)

6. Date HUI Release of Grant Conditions

5. Release of Grant Conditions requested for release of funds (Commercial Notice)

4. Finding of No Significant Impact on the Environment and

3. Publication Notification

2. Agreements/Interested Parties Consulted

1. (See Appendix A)
tion Service, August 1972
States Department of Agriculture, Soil Conservation
Waldron and Lanai, State of Hawaii, United
Source: Soil Survey of Island of Kauai, Kauai, Hawaii
Rating: 1 - No Impact Anticipated

C. Slope, Erosion and Soil Suitability
Significance of the impact appearing as a CFS Facility.
The project will appear and function as a "normal" apartment.
If approved by the City Council, the project would be
immediate neighbors.
Ten-foot setbacks will be provided and landscaping
space in the immediate vicinity of the project.
Type in the immediate vicinity of the project.

Site Inspection - May 30, 1989
Appendix A
May 5, 1989 and other public comments attached as
March 28, 1989, April 13, 17 and 20, 1989 and
Sources: State Representative Mike Liu letters dated
Parting: 3 - Minor Adverse Impacts Anticipated

B. Compatability and Urban Impact
dedication and parking requirements.
final design, exceptions may be requested for park
Hawaii Revised Statutes. In addition to Section 201-210,
the Honolulu City Council pursuant to Section 201-210,
required for the proposed project and will be requested of
use ordinances, development standards are
and use of land use development plan and use
use on the primary urban center development plan and use
zoned R-3.5 residential and is designated for residential
The site is within the state urban district boundary, is...
are expected to exceed the allowable level of the rules.

The contractor must obtain a noise permit if noise levels

Control for Damage

of Health Administrative Rules, Chapter 43, "Community Noise
required to comply with the provisions of Title 11, Department
ion related activities are anticipated. The contractor will be
Short-term increases in noise levels attributable to construct-

Site Inspection - May 30, 1969

Sources: Department of Health Letter dated April 18, 1969

Patents: 2 - No Impact Anticipated (Long Term)

II. Noise

from the respective utility companies.
The project will receive telephone and electric services
Patents: 2 - No Impact Anticipated

C. Energy Consumption

airport clear zone.
The project site is not located in an
surrounding area. The project site is not located in an
traffice, of the presence of hazardous materials in the
traffic, lack of traffic control, visual obstructions to
vehicles, adequate separation of vehicular and pedestrian
There are enough natural hazards such as geologic faults, flash floods, volcanic activity
There is no evidence of unusual topographic features on the
Source: Site Inspection, July 8, 1968
Patents: 2 - No Impact Anticipated

D. Hazards, Nuisances and Site Safety

Present settlement and shifting of the building foundation.

The soil is classified as Kamea Clay (KDB), 2 to 6 percent
the project site is Kamea Clay (KDB), 2 to 6 percent
proper excavation and fill techniques will be employed to
high in places the soil is affected by seepage.
slow erosion hazard is slight. Silt-in-water potential is
decrease soils on alluvial fans and talus slopes. Knolls is
the nearest soils consist of very deep, poorly

The U.S. Soil Conservation Service classifies the soil as
exponent of the existing residential use pattern of the

The proposed three-story apartment building, though an

Source: Site Inspection - May 30, 1999

Rating: 3 - Minor Adverse Impacts Anticipated

Scale: A. Visual Quality - Coherence, Diversity, Complementarity Use and

Environmental Design and Historic Values

IV. Release of fugitive dust into the immediate environment.

Release of fugitive dust released by the project, can cause trouble. The

Frequent watering of the site during grading and excavation in

may degrade the ambient air quality of the area.

The project's grading will not involve uses which will

airborne pollutants.

Indicate the presence of high levels of particulate generated

A site visit revealed no evidence of high levels of airborne

Rating: 2 - No Impact Anticipated

III. Air Quality

Residential neighborhoods.

would produce noise in levels above that which is typical in

The proposed project does not include uses or activities that

shown in industrial machinery.

revealed no evidence of stationary noise sources such as power

found in the vicinity of the project site which would indicate the presence

There are no high speed or heavy traffic roadways in the

controls for traffic.

of Health Administrative Rules, Chapter 42, "Vehicular Noise"

The Department of Health also stated that traffic noise from

The permit must comply with the conditions issued with

a. Exhaust of gas or air must be equipped with mufflers.

b. Construction equipment and motor vehicles requiring an
The immediate area, from the single family residential development pattern of use pattern of the neighborhood but will be a departure from the single family residential development pattern of the neighborhood. The proposed project will be an expansion of the existing neighborhood, the existing neighborhood is not expected to significantly alter the existing neighborhood, will replace six households into the neighborhood. The proposed project will replace six households into the neighborhood.

Source: Site Inspection - May 30, 1989

Rating: 2 - No Impact Anticipated

A. Demographic/Community Character Changes

Y. Socio-Economic

VI. Valtion motility.

will be suspended and the State Office of Historic Preservation noted that no subsurface deposits or artifacts may be discovered during construction. However, DNR notes that no subsurface archeological sites are present within the parcel and that any surface-level archeological sites will be removed prior to construction. The parcel is located in an urban area.

State and National Registers of Historic Places

Site Inspection - May 20, 1989

Dated May 2, 1989

Sources: Department of Land and Natural Resources Letter

Rating: 2 - No Impact Anticipated

B. Historic, Cultural and Archeological Resources

The visual impact of the project on the immediate neighborhood, landscaping will be installed to mitigate the existing neighborhood's residential development pattern of the

neighborhood, will not be consistent with the existing neighborhood.
Services including 24-hour emergency services.
The project site is located one-half mile from
the Quakim Medical Center located one-half mile from

Source: Field Inspection
Rating: 2 - No Impact Anticipated

C. Health Care

Center and the downtown/Chinatown commercial district.

Source: Site Inspection - May 30, 1989
Rating: 2 - No Impact Anticipated

B. Commercial Facilities

Project will have a minimal impact on area schools.
The Department of Education states that the proposed

Source: Department of Education Letter dated April 7, 1989

Rating: 3 - Minor Adverse Impact Anticipated

A. Educational Facilities

VI. Community Facilities and Services

Operation of any business,
and will have no impact on employment opportunities or the
proposed project is located in the residential neighborhood
and is located in a residential neighborhood.
The impact by creating temporary jobs in construction related
to the proposed project will have a short term beneficial

Rating: 2 - No Impact Anticipated (Long Term)
Rating: 1 - Potential Beneficial Impacts (Short Term)

C. Employment and Income Patterns

Displacement of any residents or businesses.
The proposed project will not result in the
The project site has been vacant for an extended period of

Source: Site Inspection - May 30, 1989
The existing drainageway system includes curbs and gutters which direct storm water to catch basins along Kukui Street. An existing 42-inch drainageway line which bypasses the property may need to be relocated.

To prevent the erosion of topsoil by storm water runoff, the proposed project has received authorization to construct a necessary easels to contain the area of the parcel. Site grading will be done to City standards and include the necessary sidewalks to The proposed project will decrease the available parcel.

Site Inspection - May 30, 1989

G. Storm Water

Rating: 2 - No Impact Anticipated

The Department of Public Works states that existing sewers will be relocated. A line which is located in the middle of the property, will be relocated to the nearest main on Kukui Street. An existing sewer project has been completed and dedicated to serve the proposed project.

H. Water Supply

Rating: 2 - No Impact Anticipated

The Department of Public Works states that existing sewers are available and adequate to serve the proposed project.

I. Storm Water

Rating: 2 - No Impact Anticipated

The Department of Public Works, Refuse Division, will provide a weekly refuse collection service to the proposed project located in the downtown area.

J. Solid Waste

Rating: 2 - No Impact Anticipated

Source: Site Inspection

Source: Department of Public Works Letter dated April 17, 1989

Source: Department of Public Works Letter dated April 17, 1989

D. Social Services
Existing building and fire codes.

designed and constructed in accordance with the
the KHAKINI Fire Station. The project will be
The project is located approximately 100 yards from

Source: Site Inspection

Rating: 2 - No Impact Anticipated

2. Fire

Location of the project as conditional as possible.
into the project. CFS will attempt to keep the
their abutment. Sponsor will maintain them prior to moving
contingencies are most likely to occur. Residents
least 60 days in an emergency shelter, where such
noted that residents of the project will be subject to
proposed constraints. CFS could "spill-over" into adjacent properties. CFS
neighborhood residents have expressed concern over the

Source: Honolulu Police Department Letter dated

Rating: 2 - No Impact Anticipated

1. Public Safety

Transmission and Storage.

If water service is made available, the applicant will have
submitted to BWS for its review and approval.

When the building permit is

Submitted to BWS for its review and approval.

The Board of Water Supply (BWS) states that an existing
Source: Board of Water Supply Letter dated April 20, 1989

Rating: 2 - No Impact Anticipated

H. Water Supply
will have no impact on the State Highway system.

The Department of Transportation states that the project
bus stops on Liliha Street.

addition, the project site is located in close proximity to
current plans provide for nine parking stalls on site. In

essentials.
access. Kumualii Lane and vehicles must use existing access
to use Liliha Avenue or Liliha Street to
pedestrians to use Kumualii Avenue or Liliha Street to
parcel. Development of the proposed project will force
areas used for vehicular access to a home located behind the
"short-cut" to Kumualii Lane. In addition, the parcel is
neighborhood residents use the parcel as a pedestrian
for the proposed project.
abandoned and DOT has no objection to the use of the parcel
of Alameo Street but that these plans have since been
the parcel site was originally acquired for the expansion
The Department of Transportation Services (DTS) notes that:

April 14, 1989

Department of Transportation Letter dated

May 1, 1989

Source: Department of Transportation Services Letter

K. Transportation

A fenced play area will be provided for residents.

5.535-acre Liliha District Park.

Additional recreational opportunities are located at the
located approximately one-half mile from the project site.
Kumualii Playground, a 0.85 acre neighborhood park, is
Source: Site Inspection

1. Open Space, Recreation and Cultural Facilities

See Section VI(3) "Health Care."

Rating: 2 - No Impact Anticipated

3. Emergency Medical
Source: Site Inspection - May 30, 1989
Rating: 2 - No Impact Anticipated

D. Coastal Zone Management

The Army permit is not required.

Site Inspection - May 30, 1989

Rating: 2 - No Impact Anticipated

C. Wetlands Protection

The department of the Army states that the project site is located in Woodford County, Illinois, outside the 100-year floodplain.

Federal Emergency Management Agency (FEMA)

Source: Department of the Army Letter Dated April 13, 1989
Rating: 2 - No Impact Anticipated

B. Floodplain Management

The project involves the drilling of new water wells, the diversion of surface water, or the construction of cesspools or septic tanks.

The project does not involve the drilling of new water wells, the diversion of surface water, or the construction of cesspools or septic tanks.

Source: Site Inspection
Rating: 2 - No Impact Anticipated

A. Water Resources

VIII. Natural Resources
5. The impact of the proposed project on the demographic profile and
residents or businesses.

4. The proposed project will not result in the displacement of any
available and appropriate to serve the proposed project.

3. All infrastructure (sewer, water, drainage and utilities) are
other than those normally associated with residential uses.

2. The proposed project will not significantly increase noise levels
in the neighborhood. The project does not include any activities
requiring the release of airborne pollutants.

1. The proposed project will not significantly degrade the ambient air
dust into the environment, site clearance and excavation will minimize the release of fugitive
quality of the neighborhood. Fugitive water from the site during
the proposed actions will have no significant impact on the human
environment. The reasons supporting this determination are as follows:

Based on the foregoing environmental assessment, it is determined that

land or disruption of any agricultural activities.

The proposed project will not convert any agricultural
lands to non-agricultural use, or result in the displacement
of commerce.

The project site is located in an area that has been in
urban use for an extended period of time. The parcel is
overgrown with tall grasses and is generally flat and

no known fish and wildlife habitats at the project site.

The U.S. Fish and Wildlife Service states that there are

Source: U.S. Department of Interior, Fish and Wildlife
Service, Letter dated April 4, 1989

Rating: 2 — No Impact Anticipated

Appendix D.

G. Agricultural Lands
F. Vegetation and Animal Life
E. Unique Natural Features
There are no known historic or archaeological remains at the project site.

There are no known wildlife habitats, natural features, or unique vegetation at the project site.

Although the proposed project will not be consistent with the existing environmental, the deviation from the existing development pattern in the neighborhood, single-family residential development pattern, affecting the quality of the human environment, is not significant. Impact on the environment will be published in a newspaper of general circulation.

A negative declaration will be issued in the Office of the Environmental Quality Control Bulletin and a Notice to the Public at No Significant Impact on the Environment will be published in a newspaper of general circulation.
Agency and Individual Comments

Appendix A