

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
HAWAII HOUSING AUTHORITY  
P. O. BOX 1790  
HONOLULU, HAWAII 96817

January 14, 1991  
QUALITY CONTROL

MITSUO SHITO  
EXECUTIVE DIRECTOR

LEONARD PARESA, JR.  
DEPUTY EXECUTIVE DIRECTOR

FAX: (808) 848-3313

IN REPLY REFER TO:

91:ENG\44

**MEMORANDUM**

To: Dr. Bruce Anderson, Acting Director  
Office of Environmental Quality Control

From: Mitsuo Shito, Executive Director

Subject: ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION  
KAHALE MUA PUBLIC HOUSING PROJECT

Attached for your appropriate action are the following:

1. One copy of the Document for Publication in the OEQC Bulletin.
2. Four copies of the Negative Declaration and Environmental Assessment.

If there are any questions, please have your staff call Mr. Wayne Nakamoto, Project Coordinator, at 848-3238.

A handwritten signature in cursive script, appearing to read "Mitsuo Shito".

MITSUO SHITO  
Executive Director

Attachments

1991-01-23-140-FEA

## FILE COPY

### ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION

#### \* KAHALE MUA PUBLIC HOUSING PROJECT \*

January 14, 1991

- A. PROPOSING AGENCY: Hawaii Housing Authority  
Department of Human Services
- B. APPROVING AGENCY: Hawaii Housing Authority  
Department of Human Services
- C. AGENCY CONSULTED: None

D. TECHNICAL:

The Kahale Mua Public Housing Project is a low income public housing project on approximately four (4) acres in Maunaloa, Molokai, Hawaii adjacent to Maunaloa School. (TMK 2nd Division 5-01-02:16) The project consists of 57 units, comprised of 25 family units (three bedrooms) and 32 two and one-bedroom units in an apartment row configuration. (Exhibit 1 and 2)

By Maui County Ordinance No. 1980, enacted on December 26, 1990, certain exemptions have been granted. This parcel is currently zoned A-1, apartment district, and is designated multi-family residential. The project will be connected to a private sewer system and water system maintained by Molokai Ranch. Additionally, the park dedication requirement for this project has been waived.

E. ECONOMIC CONSIDERATIONS:

Total cost for this project has been estimated at \$5,700,000.00. Funding for this project are being provided by the Department of Housing and Urban Development (HUD Project No. HI10-P001-088) and by the Hawaii State Legislature (Act 316, SLH 1989).

Since the property is currently vacant, the impact on the tax base is expected to be minimal.

F. SOCIAL:

The project will provide new affordable low income public housing for the people of Maunaloa and Molokai. These housing opportunities are needed by the people of Maunaloa, as many of the existing housing units are owned by Molokai Ranch. Molokai Ranch has expressed its desire to withdraw these housing units. In response, both the State of Hawaii and the County of Maui have initiated housing projects to address the need for new housing for the people of Maunaloa.

G. ENVIRONMENTAL:

1. Flora/Fauna

No rare, threatened, or endangered species of flora or fauna are known to exist on this site. The natural flora of this area are kiawe, ilima, uhaloa, and fingergrass. A site visit reveals that the flora on site are norfolk pines, lilikoi, lantana, ilima, fountaingrass, and guava. The natural fauna of this area include deer, pheasant, quail, and francolin. A site visit reveals no fauna on site with the exception of common insects.

2. Topography

The Kahale Mua Public Housing Project is located at approximately the 1,100 foot level above sea level. (Exhibit 3) The property slopes moderately at 7 to 15 percent away from Maunaloa School in a northerly direction.

3. Soils

The Department of Agriculture's Soil and Conservation Service, in cooperation with University of Hawaii Agriculture Extension Station has classified this soil as Lahaina Silty clay. (Exhibit 4 and 5) The soil is formed by material weathered by basic igneous rocks, with a surface layer and subsoil of dark reddish-brown friable silty clay. These soils are medium acid in the surface and subsurface level. Permeability, runoff, and erosion are moderate.

4. Historical/Archeological Significance

Currently, the subject site has been a vacant lot since 1976. Prior to 1976, the subject site was used for pineapple cultivation. Its prior use in agriculture therefore destroyed any significant historical/archeological features of this parcel.

5. Climate

The mean average rainfall in Maunaloa, Molokai is 27.84 inches per year. (Exhibit 6) This occurs mostly in the fall and winter. Due to its location in West Molokai, on the leeward side of the island, the area tends to be fairly dry.

H. NEGATIVE DECLARATION AND DISCUSSION OF THE ASSESSMENT PROCESS:

The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

1. The proposed action will not cause irrevocable loss or destruction of any natural or cultural resources.
2. The proposed action will not curtail the range of beneficial uses of the environment.
3. The proposed action will not conflict with the State's long-term environmental policies.
4. The proposed action will not substantially affect the economic and social welfare of the community or State.
5. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.
6. The proposed action will not involve a substantial degradation of environmental quality.
7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.
8. The proposed action will not detrimentally affect air or water quality or ambient noise levels.
9. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

I. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. the project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.
2. Some dust, noise and silting during construction.

J. ALTERNATIVES CONSIDERED:

1. Alternative Building Designs

Variations in number of units, and square footage have been considered. However, the current proposal has been approved by the Department of Housing and Urban Development and no significant changes to the proposed housing configuration are anticipated.

2. No Action

The "no action" alternative was considered but was found to be unacceptable, due to current use as a vacant lot. This would also not meet HHA's mandate to provide safe and sanitary housing on this available site.

K. PROPOSED MITIGATION MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

L. DETERMINATION:

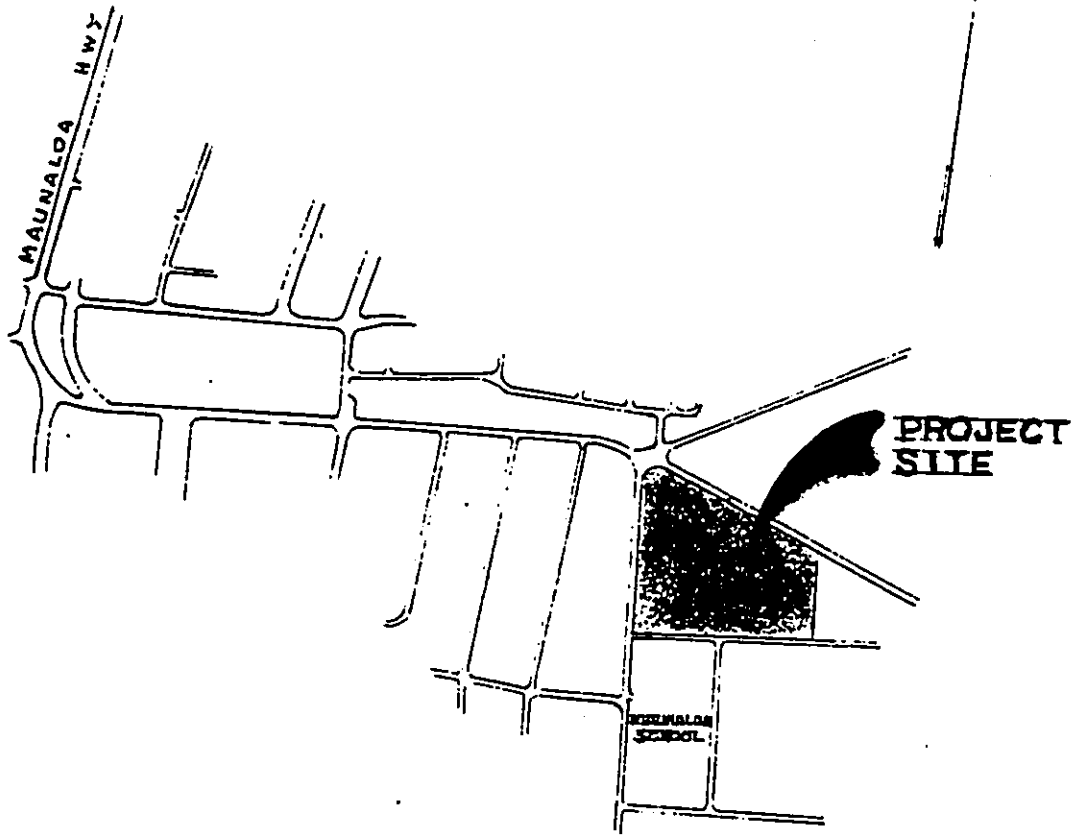
It is determined that an Environmental Impact Statement should not be required for this project.

M. FINDINGS AND REASONS SUPPORTING DETERMINATION:

The project site is free of flood, tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare or endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

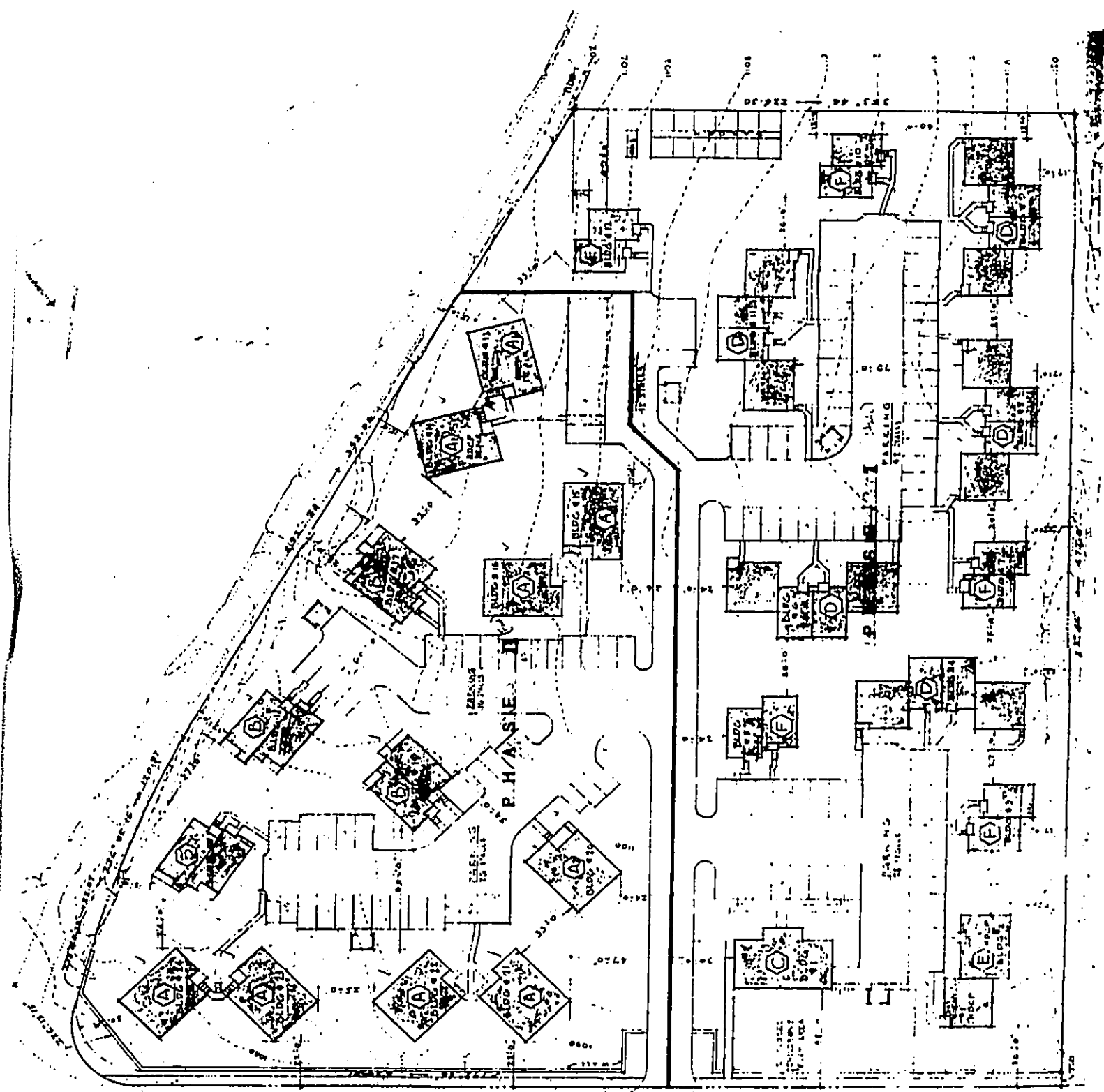
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VICINITY MAP  
NOT TO SCALE

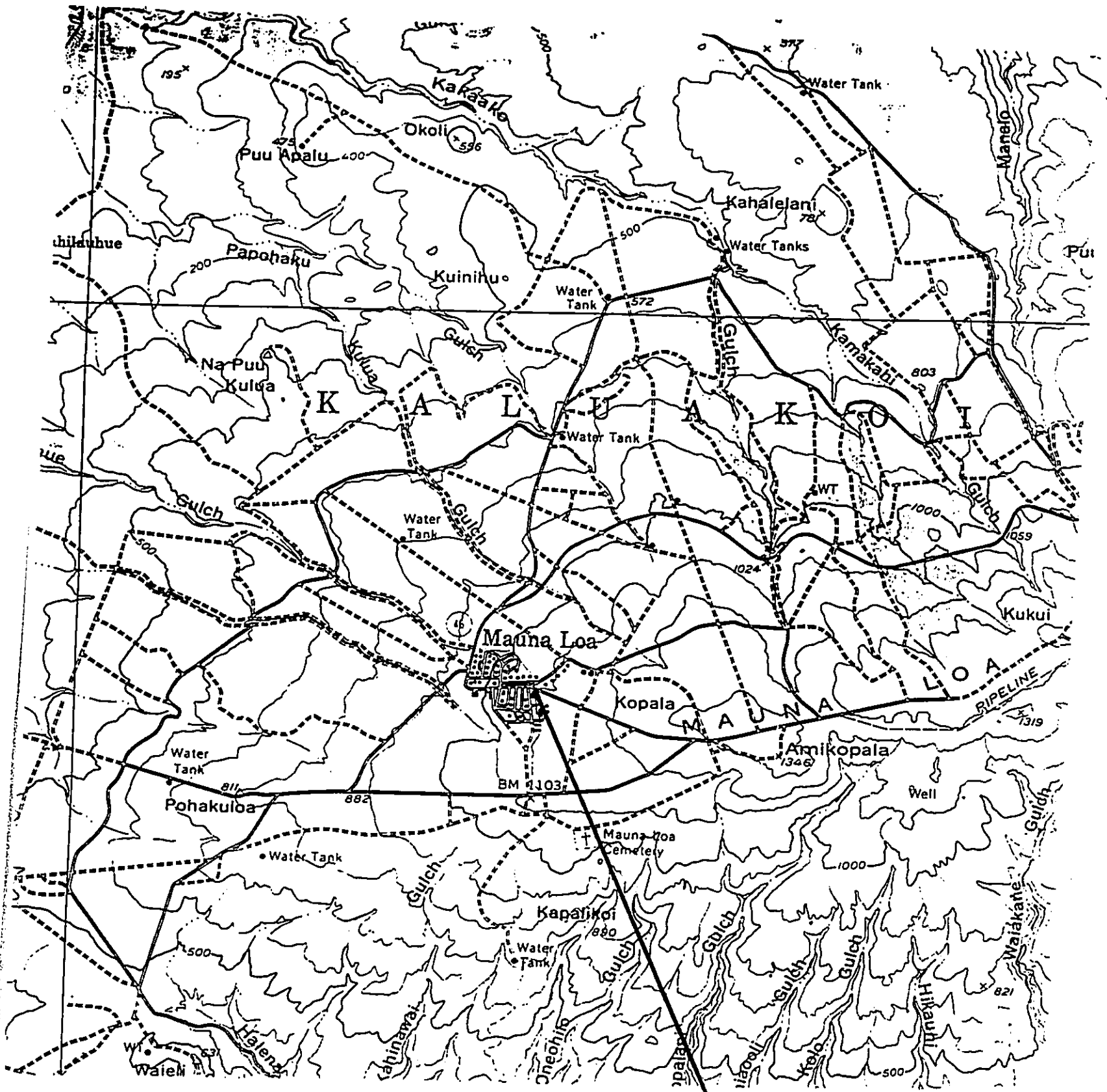
EXHIBIT 1

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PRELIMINARY SITE PLAN  
EXHIBIT 2

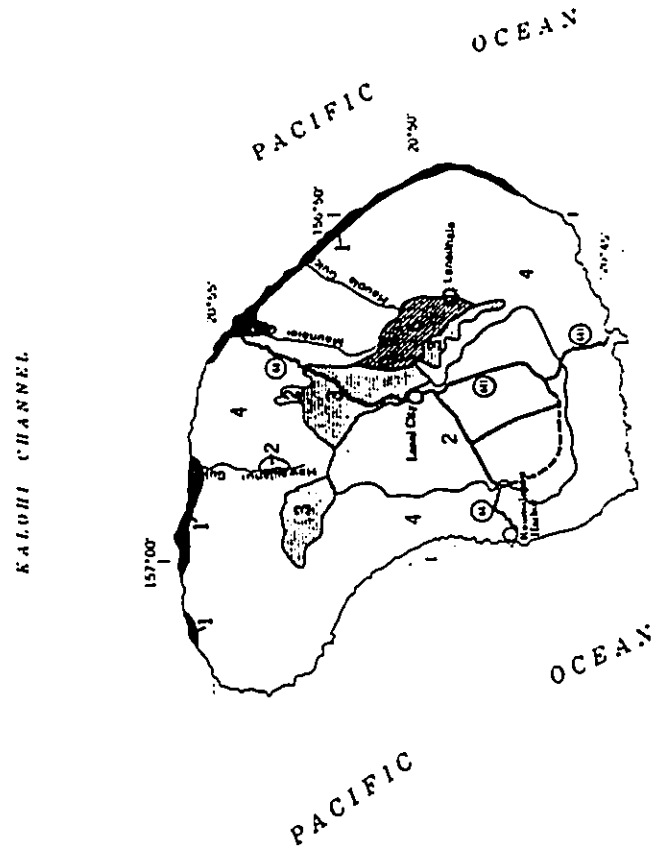
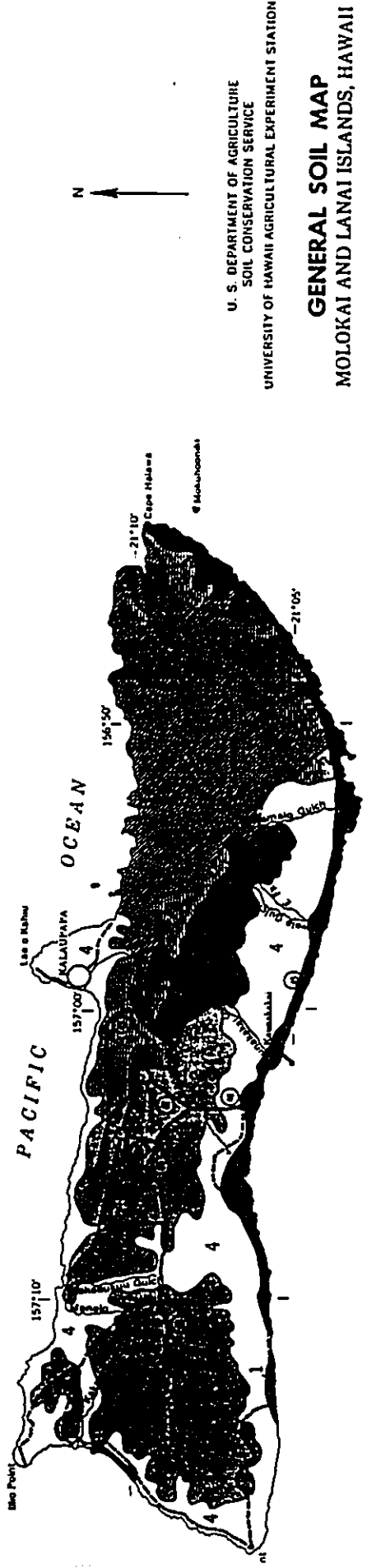
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PROJECT SITE

TOPOGRAPHICAL MAP  
EXHIBIT 3





**SOIL ASSOCIATIONS**

**1** **Kaunaoa-Maui-Pohai association** - Deep, evenly level and gently sloping, excessively drained and well drained soils that have coarse-textured to fine-textured underlying material, an alluvial lens and an diatomaceous.

**2** **Molokai-Lahaina association** - Deep, nearly level to moderately steep, well drained soils that have a moderately fine textured or fine textured subsoil, on uplands.

**3** **Kahuna-Kahua-Kamehameha association** - Very, gently sloping to moderately steep, well drained soils that have a dominantly fine-textured subsoil, on uplands.

**4** **Very stony, low-fertility land association** - Fertile, sloping to very steep, rocky and stony land types, on uplands and in gullies and valleys.

**5** **Koalaheka land-Oli association** - Shallow to deep, very steep to excessively steep soils in gullies and moderately deep to deep, gently sloping to steep, well drained soils that have a medium-textured and moderately fine textured subsoil, on uplands.

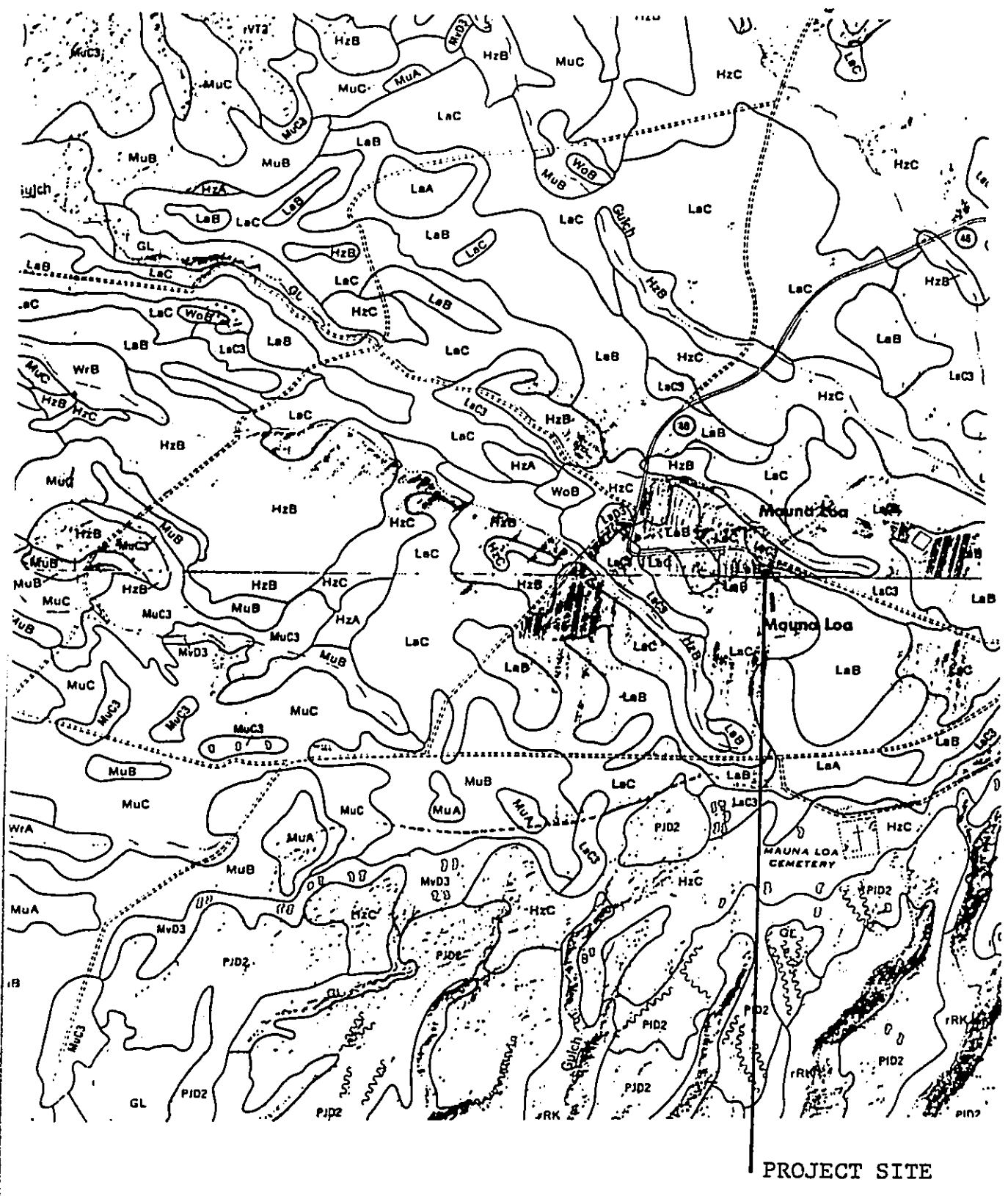
**6** **Koalaheka mountainous land-Amalo-Oli association** - Shallow, very steep lands of mountains and gulches and steep to shallow, very steep slopes to hills, poorly drained soils over well weathered rock, on uplands.

January 1971

**NOTE -**  
 This map is intended for general planning.  
 Each Association may contain sub-associations  
 which differ from those shown on this map.  
 Use detailed soil maps for operational planning.

EXHIBIT 4

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DETAILED SOIL MAP  
EXHIBIT 5

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TABLE 7.—Precipitation data for selected stations—Continued  
 WAIAWA, OAHU No. 536<sup>1</sup>  
 [Period of record 1931-60. Mean annual precipitation 138.79 inches]

Month	Percent frequency of indicated amount							Mean monthly
	0.50 inch or less	0.51-1 inch	1.01-3 inches	3.01-5 inches	5.01-10 inches	10.01-20 inches	More than 20 inches	
	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	In.
January.....	23	10	33	10	23	0	0	2.7
February.....	40	13	27	17	3	0	0	1.7
March.....	37	10	30	13	7	3	0	1.9
April.....	70	13	7	7	3	0	0	1.7
May.....	77	7	13	3	0	0	0	1.4
June.....	97	3	0	0	0	0	0	1.0
July.....	97	0	3	0	0	0	0	0.6
August.....	50	10	10	0	0	0	0	2.2
September.....	83	13	3	0	0	0	0	1.4
October.....	63	3	20	7	7	0	0	1.2
November.....	50	10	27	7	3	3	0	1.3
December.....	30	20	30	13	7	0	0	1.7

KAUNAKAKAI, MOLOKAI No. 536  
 [Period of record 1933-62. Mean annual precipitation 12.5 inches]

January.....	23	10	33	10	23	0	0	2.7
February.....	40	13	27	17	3	0	0	1.7
March.....	37	10	30	13	7	3	0	1.9
April.....	70	13	7	7	3	0	0	1.7
May.....	77	7	13	3	0	0	0	1.4
June.....	97	3	0	0	0	0	0	1.0
July.....	97	0	3	0	0	0	0	0.6
August.....	50	10	10	0	0	0	0	2.2
September.....	83	13	3	0	0	0	0	1.4
October.....	63	3	20	7	7	0	0	1.2
November.....	50	10	27	7	3	3	0	1.3
December.....	30	20	30	13	7	0	0	1.7

MAUNALO A, MOLOKAI No. 511  
 [Period of record 1933-62. Mean annual precipitation 27.84 inches]

January.....	7	13	33	10	27	10	0	4.27
February.....	7	10	40	23	17	3	0	3.08
March.....	3	20	27	33	10	7	0	3.77
April.....	17	13	53	7	3	7	0	2.31
May.....	10	43	37	10	0	0	0	1.47
June.....	67	17	13	3	0	0	0	1.75
July.....	27	30	37	3	3	0	0	1.26
August.....	27	33	33	3	3	0	0	1.20
September.....	33	23	37	7	0	0	0	1.11
October.....	23	10	50	7	3	7	0	2.37
November.....	7	17	47	13	13	3	0	2.75
December.....	0	7	43	30	20	0	0	3.50

<sup>1</sup> Percentage figures in column headed "3.01-5 inches" based on 5 inches or less of rainfall. Percentage figures in column headed "More than 20 inches" based on 20.01 to 40 inches of rainfall.  
<sup>2</sup> Percentage figure based on more than 40 inches of rainfall.