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GOVERNOR  
STATE OF HAWAII



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STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
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September 13, 1991

OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

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

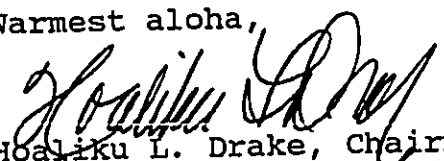
Dear Mr. Choy:

SUBJECT: Waianae Residence Lots, Unit 2A-2  
Waianae, Oahu

The Department of Hawaiian Home Lands transmits for your review and approval the environmental assessment for the subject project, which we have accepted as a negative declaration. Enclosed are four (4) copies of the report and OEQC form 89-01. We request publication of the documents in the OEQC Bulletin.

Should there be any questions, please have your staff call Mr. Stanley H.S. Wong, Land Development Division, at 548-2686.

Warmest aloha,

  
Hoaliku L. Drake, Chairman  
Hawaiian Homes Commission

HLD:RS:SW:rb

cc: Belt Collins & Associates, Inc.

Enclosures.

3341B

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1991-09-23-0A - FBA

FILE COPY

Supplemental  
Environmental Assessment  
and  
Negative Declaration

\* Waianae Residence Lots, Unit 2A - 2 \*  
Waianae, Oahu  
Contract No. 30980

Prepared for:  
State Of Hawaii  
Department of Hawaiian Home Lands

Prepared by:  
Belt Collins & Associates  
and  
Environmental Communications, Inc.

September 1991

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I. SUMMARY

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT

Type of Action: Agency  
State of Hawaii  
Department of Hawaiian Home Lands

Project Name: Waianae Residence Lots, Unit 2A - 2  
Waianae, Oahu  
Contract No. 30980

Project Description: The proposed project consists of the third phase of a total master planned residential housing project. Two prior phases, Unit 1, and Unit 2A-1 have been completed and are occupied. The total master planned project was started in 1977 and consists of 272 completed single family detached house lots, providing housing for Hawaiian Home Lands tenants. In the basic plan, the intent is to provide approximately 500 homes on approximately 155 acres of State owned lands in Waianae Valley. There are 272 homes built and occupied, with the balance of 228 house lots to be built in future increments. *Draft and Final EIS documents were prepared, processed, and accepted in 1975, and this Environmental Assessment is a Supplemental document to evaluate changes in current conditions. The prior EIS documents evaluated the potential impacts based on the total project development.*

Project Location: The project site is located in Waianae Valley about 1.5 miles east (mauka) of Farrington Highway. It is on the south-east side of the Valley on Waianae Valley Road at Kaneaki Street. Figures 1 and 2 provide the specific location on Oahu and also, the project site in terms of previous increments already completed.

Tax Map Key: 8-5-04: 2 (41.472 acres)

Landowner: State of Hawaii  
Department of Hawaiian Home Lands

State Land Use  
Classification:

Agriculture

Development Plan  
Designation:

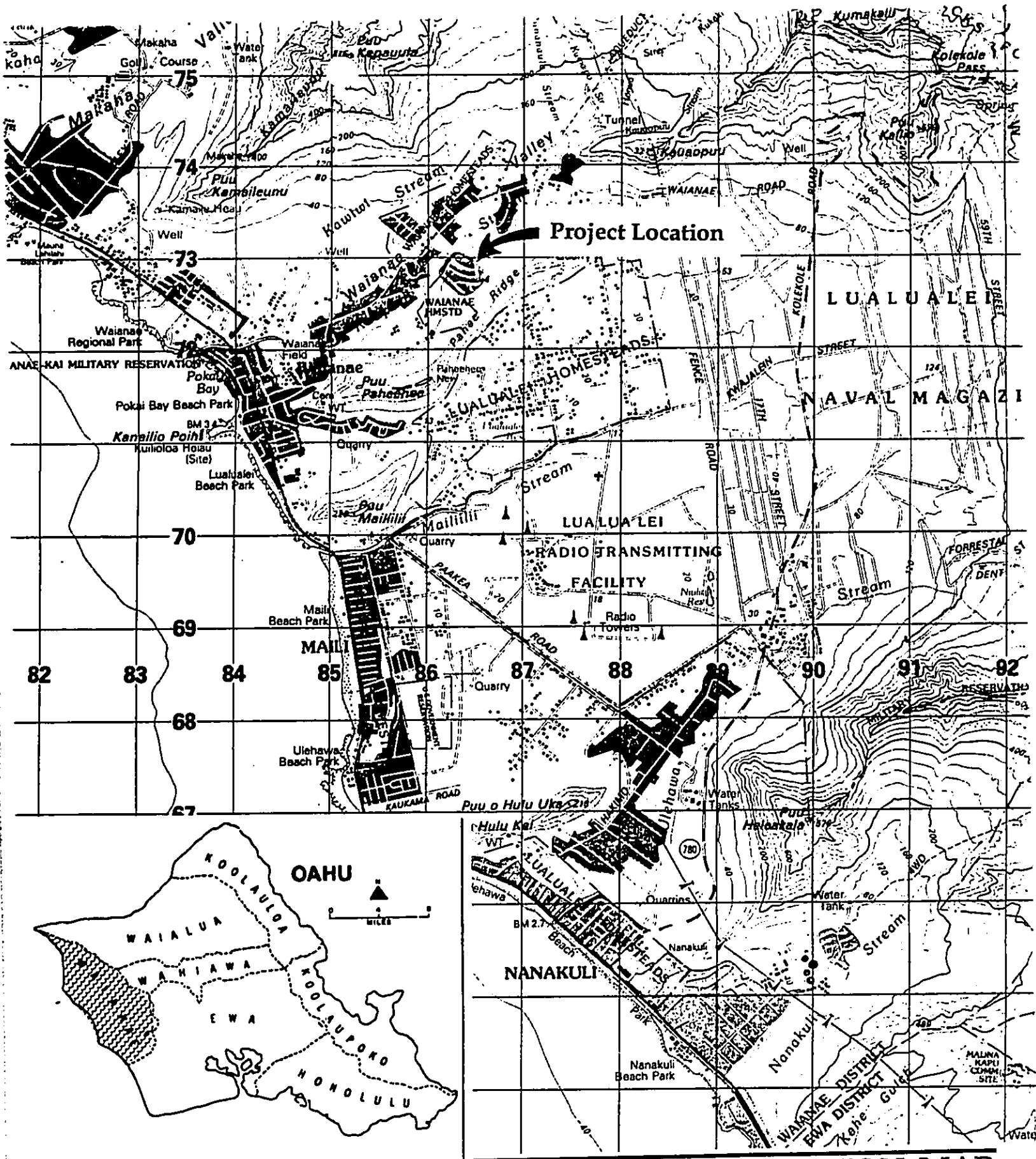
Agriculture

County Zoning  
Designation:

Agriculture-2

Agencies Consulted:

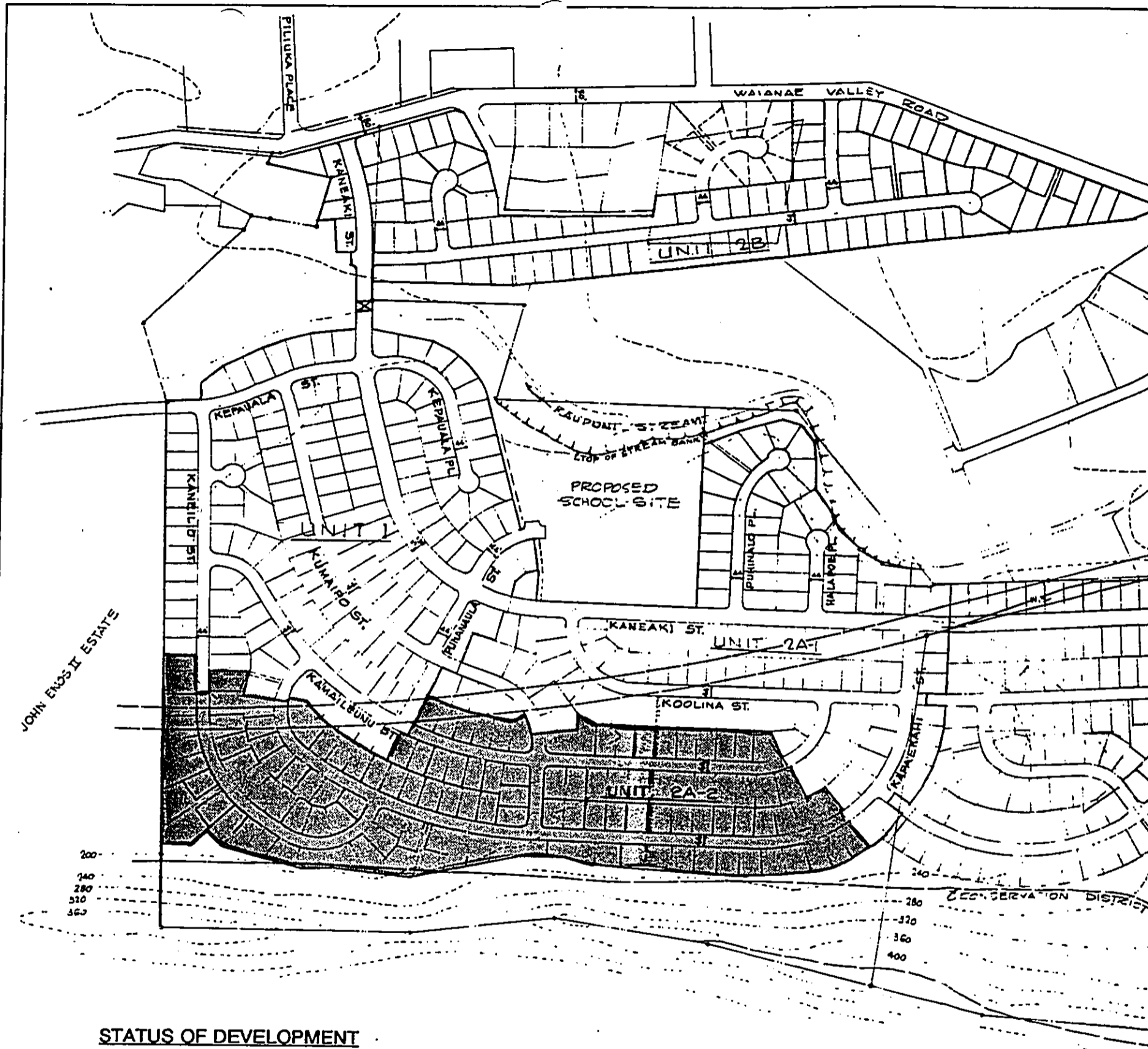
State Department of Health  
State Department of Transportation  
City Department of Public Works  
Board of Water Supply



Waianae Residence Lots, Unit 2A-2  
Oahu, Hawaii

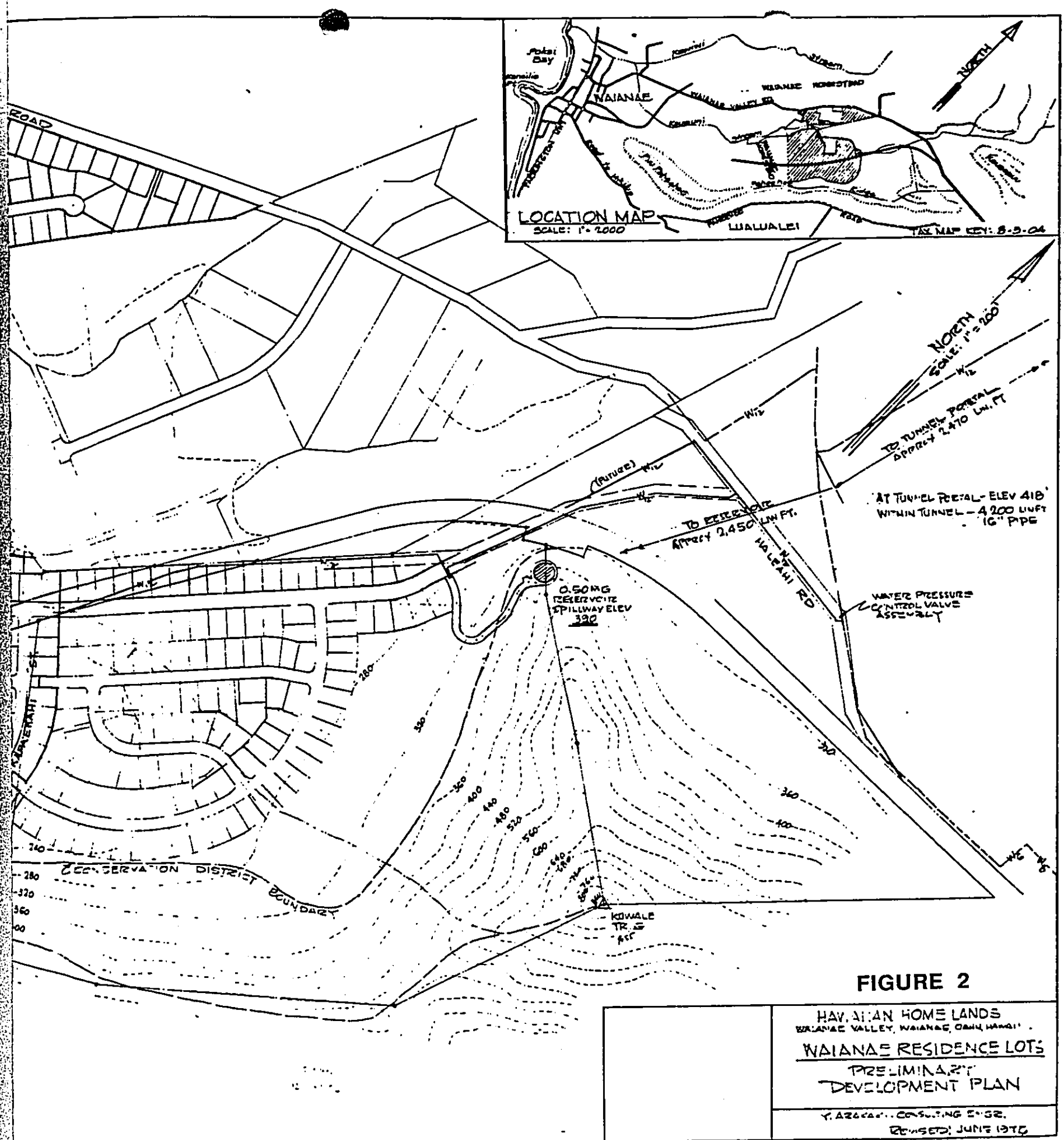
LOCATION MAP  
FIGURE 1





**STATUS OF DEVELOPMENT**

- UNIT 1 ——— COMPLETED
- UNIT 2A-1 ——— COMPLETED
- UNIT 2A-2 ——— CURRENT-PROPOSED
- UNIT 2B ——— "STATE LAND" - LAND EXCHANGE NOT CONSUMATED
- FREITAS DAIRY SITE — FUTURE (LEASE HAD BEEN EXTENDED)



## II. PURPOSE AND OBJECTIVES

### A. PURPOSE

This Supplemental Environmental Assessment is prepared pursuant to Chapter 343, HRS and in accordance with the rules and regulations pursuant to Chapter 200, Title 11, Administrative Rules.

The proposed project will involve the use of both State funds and lands and is a continuation of a master planned residential development. The Department of Hawaiian Home Lands is the landowner and developer for the project and will provide to eligible homesteaders, finished house lots that the homesteaders will be required to build houses on. All site development costs will be borne by the Department and homesteaders will not be required to reimburse the Department for site development costs. Currently, there are over 4,700 applicants for residential homesteads on the island of Oahu.

### B. OBJECTIVES

Waianae Residence Lots, Unit 2A-2 will provide approximately 121 finished house lots on approximately 41.4 acres. The Department is mandated by the provisions of the Hawaiian Homes Commission Act of 1920, as amended, "to provide single family homesteads to native Hawaiians". As the third increment of a master planned residential subdivision, Unit 2A-2 is a continuation of the Department's efforts to provide lands as homesteads for native Hawaiians.

### III. PROJECT DESCRIPTION

Waianae Residence Lots, Unit 2A-2 is the third phase of the master planned Waianae Residence Lots, Waianae, Oahu. This phase will be developed on approximately 41.4 acres and is designed to yield approximately 121 house lots. Approximate lot sizes are planned to be 7,500 square feet. All construction will be built to applicable City & County standards for grading, utilities, and internal roadways. Electric power lines will be provided via overhead poles. After the subdivision is completed, eligible homesteaders will be required to construct residential houses on the finished lots. The site is presently vacant and fallow.

#### A. TECHNICAL CHARACTERISTICS

The project site is located behind Unit 2A-1 which is completed and occupied. Paheehee Ridge is behind Unit 2A-2 and provides a physical backdrop for Unit 2A-2. Kamaileunu Street and Kapaekahi Street are the interior street access system for this phase. Both streets are 44' wide and will be paved with two lanes, curbs, gutters, and sidewalks.

The eastern portion of the site is fallow and covered with kiawe, haole koa, fingergrass, and other exotic varieties of grasses and weeds. The existing slope on the parcel is from the Paheehee Ridge towards the Kaupuni Stream. The stream acts as a drainage facility for the project and is improved as a drainage channel. In 1981, the Department constructed a 500,000 gallon reservoir, located mauka of the subdivision. Potable and fire protection water for the subdivision will be provided from this storage facility. The Department is designing, and will be constructing an interceptor sewer to connect the project site to existing 42" sewer lines within Farrington Highway. Onsite, the sewer lines will be gravity lines and all house lots will be connected to the system. Raw sewage will be collected and sent to the Waianae Wastewater Treatment Plant for treatment and disposal.

#### B. ENVIRONMENTAL CHARACTERISTICS

Unit 2A-2 is presently vacant and fallow land. The site is dominated by the Paheehee Ridge located at the back of the parcel. A portion of the site has been used as grazing land for cattle and also small truck crop farming. All vegetation is exotic species, with no indigenous or protected species observed. Any original vegetative cover was stripped by man's clearing, or by cattle grazing.

No mammals were observed on the site but it is expected that the site could sustain small commonly known mammals such as mongoose, rats, field mice, and possibly feral dogs/cats. Avifauna seen in the area

were also exotic species such as gray doves, cardinals, barred and spotted doves, golden plovers, white-eyed rice birds, Indian mynahs, and English sparrows.

### C. SOCIAL CHARACTERISTICS

The Waianae Residence Lots site is located in an agricultural district, with vegetable truck farms, orchid farms, and other vegetable crops. Animal farms such as piggeries, dairies, poultry farms, and other livestock raising are also in the valley. Single family dwellings that front Waianae Valley Road with farming operations in the rear of the lot are characteristic of the area. The "Country" feeling that prevails in the Leeward Waianae Coast is consistent with the Hawaiian Home Lands development clientele, since in the Waianae-Nanakuli district, the high majority of native Hawaiians in the census tracts provide a compatible cultural and ethnic community group.

### D. PHASING AND FUNDING

The preliminary designs and preparation of construction plans began on August 1, 1991, with the following tentative schedule:

1. Design: 360 days
2. Construction bid documents preparation and funding: 180 days
3. Construction: 18-20 months

Total time estimated: 36 months

Total construction costs: \$7,865,000.00 (1990 dollars)

#### IV. AFFECTED ENVIRONMENT

##### A. PROJECT LOCATION

The proposed project site is located in Waianae Valley, Oahu and is identified as Tax Map Key: 8-5-04: 2.

##### B. EXISTING SITE CONDITIONS

The project site is vacant and fallow, with grasses, weeds, and other exotic species of vegetation on the site. Cattle graze on portions of the site and the dominant physical terrain feature is the Paheehee Ridge.

##### C. ENVIRONMENTAL CHARACTERISTICS

###### 1. Geographical Characteristics

###### a. Topography

Most of the site on the east side of Kaupuni Stream slopes down from about 3 to 10% towards the southwest. Paheehee Ridge is approximately 500' from the eastern boundary.

###### b. Soils

The soils at the project site are classified\* as:

EwB - Ewa silty clay loam (ML, CL soils) 2-6% slopes

PvC - Pulehu very stony clay loam (ML, CL, SM soils)  
0-12% slopes

LPE - Lualualei extremely stony clay (CH soils) 3-35%  
slopes

\* U. S. Soil Conservation Service, "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" August, 1972.

###### 2. Hydrological Characteristics

###### a. Drainage

Drainage will be designed to meet applicable City & County standards, and drainage flows will be directed to

the Kaupuni Stream Drainage Channel. The Department of Public Works will review the drainage system designed for Unit 2A-2 and insure that it is consistent with the previous systems installed and operational.

b. Flood Plain Management

According to the National Flood Insurance Program Flood Insurance Rate map by the Federal Emergency Management Agency, the project site is designated Zone D, "Areas in which flood hazards are undetermined." FIRM Map, Panel 100, 9-28-90.

c. Biological Characteristics

There are no known endangered or protected species of plant or animal varieties on the project site. Man's presence is responsible for the current site conditions, and all varieties of flora and fauna are exotic or introduced species.

d. Historical- Archaeological Characteristics

Dr. T. Stell Newman, formerly director of Archaeology with the Division of State Parks, Department of Land and Natural Resources, State of Hawaii, conducted a visual field inspection for the master plan site in 1975 and concluded that certain rock piles on the site were of no historical or archaeological significance, and the furrowing terrain of the site indicated that it had once been utilized for sugar cane growing. The clearing and planting of sugar cane on the site negates the possibility that sites of historic or archaeological significance, if at one time present, were preserved.

## V. IMPACTS AND MITIGATION MEASURES

### A. CONSTRUCTION RELATED IMPACTS AND MITIGATION MEASURES

#### 1. Noise

There will be impacts to the adjacent Units 1 and 2A-1 when construction of Unit 2A-2 commences. Compliance with the State Department of Health Community Noise Code will be required. Mitigation will be to insure that construction does not commence before 7:00 a. m. and that all construction equipment is in compliance with requirements for mufflers and other noise abatement devices.

#### 2. Air Quality

Fugitive dust will be the responsibility of the general contractor in charge of the Unit 2A-2 construction. This will be especially true during the offsite work when excavation, grading, and paving is being done. Mitigation will consist of watering the site during construction, and also if necessary, installing burlap dust baffles to protect the existing homes.

#### 3. Water Quality

The project site is located in relatively dry and stable climate zone. In the event of a significant rainstorm event, there can be excess surface runoff into Kaupuni stream drainage channel, and this could ultimately reach the coastal zone makai of Farrington Highway. Compliance with the City & County grading ordinance will be the responsibility of the general contractor who will be limited to the land area that can be uncovered and left bare.

### B. UTILITIES AVAILABILITY AND REQUIREMENTS

#### 1. Electrical Service

The Hawaiian Electric Company, Inc. will be advised of the development plans for this Unit 2A-2. Electrical Service is expected to be available for the 121 house lots.



2. Telephone Service

GTE Hawaiian Telephone Company will also be advised of the service requirements for this third phase of the Waianae Residence Lots. Service will be available to the future customers.

3. Potable Water Demand

The existing 12" water line off the new 0.5 MG reservoir will provide water for both domestic use and fire protection.

4. Sewerage Demand

Construction plans and specifications are being prepared (separately) to install an interceptor sewer line from Farrington Highway to the Waianae Residence Lots. This line will connect to the new project and the onsite gravity line will then take raw sewage from the house lots to the Waianae Wastewater Treatment Plant for treatment and disposal.

5. Drainage

The Unit 2A-2 drainage system will be designed and built to City standards for conveyance purposes. The new system will be connected to the existing system, and ultimately into Kaupuni Stream.

6. Solid Waste/Refuse

The Refuse Division, Department of Public Works will provide regular twice weekly pickup and disposal services to the project.

## VI. ALTERNATIVES CONSIDERED

### A. PLANNING ASSUMPTIONS

Due to the fact that this is the third increment of a master planned residential house lot project, the various alternatives have been evaluated and discussed in the total project EIS. These included the "Do-Nothing" alternative; the alternative use of the lands for agriculture purposes; and changes in the scope of the project. All alternatives were eliminated since the purpose and objectives of the Department would not be met.

## VII. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration. In addition, this is a Supplemental Environmental Assessment to a previously approved EIS and provides the reviewer with a current evaluation of an incremental development.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guideline, and provisions of Chapters 342, 343, and 344, Hawaii Revised Statutes.

1. Construction of Unit 2A-2, the third increment of the Waianae Residence Lots will be the least significant in terms of negative impact due to physical parameters of Noise, Air Quality and Surface Runoff. This is especially true when compared to a total relocation to a site other than the proposed site. Permanent degradation to the ambient standards of Air, Noise, and Water Quality standards will not occur.
2. Incremental development of Unit 2A-2 fulfills the continuing demand for residential house lots in the department policy.
3. The resulting increases in traffic, water, sewer, police, fire, parks, schools, and commercial facilities have been evaluated in the total master plan EIS, and this supplemental E.A. is maintaining the planning of the total project.
4. There are no known endangered species of plant or animal varieties on the proposed project site. All species are exotic or introduced.
5. There are no known historical or archaeological sites on the project parcel. If during excavation for the grading work, sites are uncovered, work is to stop and the State Historic Preservation Division, Department of Land and Natural Resources will be notified to determine the significance of any sites that are uncovered.
6. All construction designs, and plans will be done in accordance with applicable City & County of Honolulu standards for conveyance to the City. Construction mitigation measures will be employed by the general contractor on the project site.

**VIII. LIST OF PREPARERS**

Belt, Collins and Associates - Project Civil Engineer

Department of Hawaiian Home Lands - Project Developer and Owner

Environmental Communications, Inc. - Environmental Assessment